

GOVERNMENT  
OF  
THE DISTRICT OF COLUMBIA

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ZONING COMMISSION

+ + + + +

PUBLIC HEARING

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FOR THE PURPOSE OF  
CONSIDERING THE FOLLOWING:

Georgetown University and U.S.  
National Park Service-  
Text Amendment  
-----+

Case No. 02-31

Monday,  
May 19, 2003

Hearing Room 220 South  
441 4th Street, N.W.  
Washington, D.C.

The public hearing of Case No. 02-31 by the District of Columbia Zoning Commission convened at 6:30 p.m. in the Office of Zoning Hearing Room at 441 4th Street, Northwest, Washington, D.C., Carol J. Mitten, Chairperson, presiding.

ZONING COMMISSION MEMBERS PRESENT:

CAROL J. MITTEN	Chairperson
ANTHONY J. HOOD	Vice Chairperson
JAMES HANNAHAM	Commissioner
PETER MAY	Commissioner

COMMISSION STAFF PRESENT:

ALBERTO BASTIDA	Secretary
SHARON SANCHEZ	Office of Zoning

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P-R-O-C-E-E-D-I-N-G-S

(6:39 p.m.)

CHAIRPERSON MITTEN: Good evening, ladies and gentlemen. This is a public hearing of the Zoning Commission of the District of Columbia for Monday, May 19, 2003.

My name is Carol Mitten. And joining me this evening are Vice Chairman Anthony Hood and Commissioners Peter May and James Hannaham. John Parsons has recused himself from these proceedings.

We have two cases before us this evening, Zoning Commission Case Number 02-30 and 02-31. Before I call each case, I want to give just a brief explanation of why we have two cases this evening, which will hopefully eliminate some confusion.

In general, we are here because Georgetown University wants to build a boathouse on land that is currently unzoned. We are considering two map amendment proposals that have been put forward.

One proposal, for W-1 zoning, also includes a text amendment to permit the boathouse use under the prevailing circumstances, in this case a site that lacks frontage, would have no on-site parking and so on. And that would be as a matter of right. The text amendment is generic and would apply

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1 to all W-1 zone sites. It is not specific to the  
2 Georgetown site.

3 The second map amendment proposal is for  
4 W-0 zoning. W-0 is a new proposed zone, which is a  
5 lower density zone than any of the other waterfront  
6 zones, including W-1. The W-0 zone will permit  
7 boathouse use by special exception. And that's as  
8 distinct from matter of right under W-1, which allows  
9 greater control over potential adverse impacts.

10 In the first case this evening, the first  
11 case, we will hear testimony only regarding the text  
12 amendment to the W-1 zone regrading boathouses. As I  
13 said, this text amendment is generic and would apply  
14 to any property zoned W-1. It will not alone allow  
15 the boathouse project to proceed. So the first case  
16 is a text amendment.

17 In the second case, we will hear testimony  
18 as to which zone of the two that have been requested,  
19 W-0 or W-1, we should map on the proposed Georgetown  
20 boathouse site. In that context, we will also  
21 consider the special exception and variance requests  
22 specific to the proposed Georgetown boathouse  
23 structure.

24 In order to promote efficiency of these  
25 hearings, those who have concerns that are specific to

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1 the proposed Georgetown boathouse, I ask that you  
2 testify in the second case only. The first case is a  
3 generic text amendment.

4 If you testify in the first case and do  
5 not limit your testimony to the W-1 text amendment, I  
6 will interrupt you and ask you to confine your  
7 testimony to the text or hold your comments for the  
8 second hearing.

9 I would like to address a few other issues  
10 before we begin. And those are issues that are not  
11 before us this evening. First, the Zoning Commission  
12 has no control over the land swap between the National  
13 Park Service and Georgetown University. We will not  
14 hear testimony regarding the propriety of the land  
15 swap because it is outside our jurisdiction.

16 Second, we are here to consider two  
17 possible zoning categories for the subject property.  
18 We have received numerous letters asking us not to  
19 zone the property and to maintain the undeveloped  
20 state of the site.

21 By law, when land is to be used for  
22 private purposes, whether or not it is federally  
23 owned, the owner or user is entitled to zoning.  
24 Keeping the property unzoned is not a legally  
25 appropriate option for the Zoning Commission.

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1       Testimony that asks us to keep the property unzoned  
2       will not be productive for you or informative for the  
3       Commission.

4               In spite of the things that I just  
5       mentioned that we don't want to hear about tonight, we  
6       very much want to hear your testimony about those  
7       areas that are within our jurisdiction. For those of  
8       you who are here about the proposed Georgetown  
9       boathouse, we would like to hear from you both as to  
10      which zoning category you think is appropriate for the  
11      site as well as potential adverse impacts related to  
12      size, height, proximity to the Capital Crescent Trail,  
13      orientation to the river, and so on.

14             One last comment before we formally begin.

15      Each hearing tonight is somewhat different because  
16      the rules of procedure are different. So in the first  
17      case, the text case, there are no parties who will not  
18      be sworn in. In the second case, which is the case  
19      specific to the proposed boathouse, we will consider  
20      the request that we have for party status, and all  
21      witnesses will be sworn.

22             Parties will be given an opportunity for  
23      cross-examination. In the event that the property is  
24      ultimately zoned W-0, the university will have the  
25      burden of proof to show that the proposed use will not

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1       tend to adversely impact adjacent properties,  
2       including the waterfront.

3               So, with that, what I hope is a  
4       clarification, I will now call the first case, which  
5       is the text amendment case, which I suspect most of  
6       you are not here for. And that is case number 02-31.

7       This is a request by Georgetown University and the  
8       National Park Service for text amendments to sections  
9       199.1, 901.1, 2101.1, and 3202.3 of 11 DCMR. And  
10      those are the zoning regulations.

11             The notice of this hearing was published  
12      in the D.C. Register on March 21, 2003. And this  
13      hearing will be conducted in accordance with the  
14      provisions of 11 DCMR Section 30-21, which are the  
15      procedures for rulemaking hearings.

16             Copies of the hearing announcement are  
17      available to you near the door, on the rack by the  
18      door. The order of procedure for the first case,  
19      which I know will move smoothly and quickly so we can  
20      get to the reason why you are all here, will be as  
21      follows. We will take up preliminary matters followed  
22      by a brief presentation by the petitioner, the  
23      presentation by the Office of Planning, reports of any  
24      other government agencies, report of the affected ANC,  
25      -- in this case, all ANCs are affected because it is a

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generic text amendment -- organizations and persons in support, organizations and persons in opposition.

The following time constraints will be maintained in this hearing and the next. Organizations will have five minutes. Individuals will have three minutes.

We will maintain these time limits as strictly as possible in order to hear the case in a reasonable period of time. The Commission reserves the right to change the time limits for presentations, if necessary, and notes that no time shall be ceded.

All persons appearing before the Commission are to fill out two witness cards. These cards are located on the table near the door. When you come forward to speak to the Commission, please give both cards to the reporter, who is sitting to our right.

The decision of the Commission in this case and the next must be based on the public record.

To avoid any appearance to the contrary, the Commission requests that persons present not engage the members of the Commission in conversation during a recess or at any other time.

Mr. Bastida and Ms. Sanchez will be available throughout the hearing to discuss procedural

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1 questions. Please turn off all beepers and cell  
2 phones at this time so as not to disrupt these  
3 proceedings.

4 Mr. Bastida, do we have any preliminary  
5 matters in the first case?

6 PRELIMINARY MATTERS

7 SECRETARY BASTIDA: Yes, Madam Chairman.  
8 The petitioner has complied with the posting  
9 requirements and the maintenance of the postings. And  
10 the staff believes that the Commission can proceed  
11 with the hearing.

12 CHAIRPERSON MITTEN: Now, this is the text  
13 amendment. So we don't have a posting for the text  
14 amendment, right?

15 SECRETARY BASTIDA: You're correct. I'm  
16 sorry.

17 CHAIRPERSON MITTEN: I just want to make  
18 sure we're all on the same page.

19 SECRETARY BASTIDA: I just, then, should  
20 say that the staff mailed a notice of proposed hearing  
21 to all of the ANCs.

22 CHAIRPERSON MITTEN: Okay. Thank you.

23 SECRETARY BASTIDA: And thank you for the  
24 correction.

25 CHAIRPERSON MITTEN: Thank you. All

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1 right. I think we are ready to proceed as quickly as  
2 we can through the first text amendment.

3 MS. GIORDANO: Thank you, Madam Chair,  
4 members of the Commission.

5 PRESENTATION OF APPLICANT'S CASE

6 MS. GIORDANO: Cynthia Giordano from  
7 Arnold and Porter law firm representing the  
8 petitioner. With me this evening is Nathan Gross.

9 What we would like to do, we just have one  
10 witness. Mr. Gross is very quickly going to present  
11 the text amendment proposal. First, we thought that  
12 we would just do very quickly a chronology.

13 I think your explanation, Madam  
14 Chairperson, of the interplay between these cases was  
15 very helpful, but just to kind of review sort of the  
16 sequence of the applications and how they relate very  
17 quickly, I'll ask Mr. Gross to do that. Then he will  
18 summarize the text amendments and compare the text  
19 amendment before you with the W-0 text.

20 Thank you.

21 CHAIRPERSON MITTEN: Okay. Thank you.

22 MR. GROSS: Thank you. Good evening,  
23 Madam Chair, members.

24 STATEMENTS OF WITNESSES

25 MR. GROSS: The first sequence is complete

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1 with dates, a little bit more of an elaboration on  
2 yours. We filed on behalf of the applicant on August  
3 6, 2002. At the time of set-down, the Zoning  
4 Commission decided to advertise in the alternative  
5 with our W-1 map and text proposal and then also to  
6 consider the W-0 zone that the Office of Planning had  
7 prepared for consideration by the Zoning Commission.  
8 We then went ahead and filed prehearing submissions on  
9 our original application.

10 The Zoning Commission then held its public  
11 hearing on the W-0 zone in furtherance of the  
12 Anacostia waterfront initiative and other  
13 water-oriented uses around the city on January 23rd.

14 Under the W-0 zone as proposed, it is  
15 possible for a property that is unzoned to apply for  
16 W-0 zoning and a special exception for one of the  
17 special exception uses as one application. And that  
18 is the nature of our second case this evening in the  
19 alternative with the original W-1.

20 April 24th, the Zoning Commission took  
21 preliminary action on the W-0 text amendment. And so  
22 tonight's hearing in both parts will have both the W-1  
23 zoning and the W-0 zoning and the text amendments.  
24 The text amendments all are part of the waterfront  
25 series, which currently includes W-1, W-2, and W-3 and

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1 if finally adopted will include the W-0 zone as well.

2 So if our original proposed text  
3 amendments fit in the same general place in the zoning  
4 regulations as the W-0 amendment -- and, actually, the  
5 Office of Planning and the Zoning Commission  
6 incorporated our original four amendments with some  
7 modifications. And that is what I would like to spend  
8 the next five or seven minutes on. And we prepared  
9 this chart to do that hopefully in a simple way.

10 The first amendment, in boldfaced type, is  
11 as advertised in case 02-31 and also as we filed it.  
12 It is simply a definition for a non-motorized  
13 boathouse with eligible watercraft indicated and some  
14 indication of what the boathouse may include by way of  
15 facilities.

16 Now, they're underlined. There are  
17 differences with the W-0 definition. Before  
18 discussing that, I need to jump down to number two,  
19 amend the use provisions of the proposed W-1 zone.

20 The initial petition in this case  
21 requested matter-of-right use in the W-1 zone, which  
22 already existed, of course, with certain  
23 matter-of-right provisos. The first of those was that  
24 it would be limited to use by a boat club, private  
25 institution, public school, other local government

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entity for recreational or competitive boating activities of a noncommercial and nonprofit nature.

I jumped to that because in the W-0 package of amendments, the eligible watercraft were taken out of the definition and put into a separate definition of non-motorized watercraft. However, on the other hand, the limitation on the eligible users, instead of being in the use provisions, was actually put into the W-0 version of the definition. However, the substance, whether it's in the definitions or partly in the regs, is very nearly identical.

Now, under the use provisions at the top of the second page of the chart, boathouse is a special exception use in the W-0 zone. And in the W-0 package, it continues to be a matter-of-right use in the W-1 zone.

Going to amendment number 3, which is the parking schedule, the petition of the applicant was that the existing requirement for boat club or marina but changed to boathouse and marina could either be one for each four berths or slips but with a new provision that states, "provided that no parking shall be required for a boathouse on a property that lacks street access."

Now, the Anacostia waterfront initiative

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1 in the W-0 zone also contemplates usage in some  
2 locations along the rivers, where there may not be  
3 street access. And so the W-0 has a special exception  
4 that allows a waiver of all parking provided certain  
5 criteria are met. So either approach can get to no  
6 parking but with a slightly different mechanism.

7 Fourth, there is a problem under the  
8 existing zoning regulations in section 3202.3 of  
9 obtaining a permit on a lot that is not a lot of  
10 record.

11 What I have included here in the boldfaced  
12 type is the modified amendment that the Zoning  
13 Commission and Office of Planning and Office of  
14 Corporation Counsel have worked out a different  
15 wording than what we originally submitted. We  
16 included that text because we think it is clearer than  
17 what we originally submitted. And we would be happy  
18 to go with that text.

19 In the W-0 package, it only refers to the  
20 W-0 zone. We included W-1 just in case the ultimate  
21 result is W-1 zoning, rather than W-0, but the  
22 applicant is mainly interested in timing in that  
23 regard, whether it's W-1 or W-0. We recommend  
24 adoption of the package of amendments, whether in  
25 exactly the W-0 format or the original format as

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1 submitted.

2 That concludes my testimony. We will be  
3 happy to answer any questions.

4 CHAIRPERSON MITTEN: Okay. Any questions  
5 from Mr. Gross? This is about the W-1 generic text  
6 amendment. Any questions?

7 (No response.)

8 CHAIRPERSON MITTEN: All right. Thank  
9 you. We will move to the report by the Office of  
10 Planning.

11 MR. LAWSON: Thank you, Madam Chair,  
12 members of the Commission.

13 REPORT BY THE OFFICE OF PLANNING

14 MR. LAWSON: My name is Joel Lawson. I am  
15 with the District of Columbia Office of Planning.

16 The Zoning Commission case number 02-31,  
17 the National Park Service and Georgetown University  
18 have requested W-1 zoning regulation text amendments  
19 to facilitate the construction of private boathouses  
20 on the waterfront.

21 The W-1 proposed text amendments would  
22 define the term "boathouse" at "boathouse is a  
23 permitted use in the W-1 zone" and make additional  
24 text amendments, which would, in essence, eliminate  
25 street frontage and parking requirements for

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1 boathouses.

2 The text amendments were intended to  
3 expedite consideration of a proposal to develop a  
4 Georgetown University boathouse on a currently unzoned  
5 and undeveloped federal parcel of the Potomac River  
6 waterfront. And that's Zoning Commission case number  
7 02-30.

8 The Office of Planning had originally  
9 suggested alternative, more comprehensive wording for  
10 W-1 text amendments in the event that the then  
11 proposed W-0 zone was not proceeded with. In the  
12 interim, the Zoning Commission has taken proposed  
13 action on the W-0 zone.

14 The W-0 zone is considered by the Office  
15 of Planning to be a preferable zone for boathouses  
16 from a land use decision basis in that it provides for  
17 the use and would establish regulations and review  
18 mechanisms better suited to the use than W-1.

19 OP anticipates that W-0 zoning would be  
20 the recommended designation for future boathouse  
21 applications. Some of the W-1 changes advocated by  
22 the applicant have been incorporated into the W-0  
23 zone. The W-0 amendment also clarified the  
24 definitions for boathouses, marinas, and yacht clubs  
25 in the W-1, 2, and 3 zones but did not otherwise amend

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1 permitted uses or other regulations.

2 OP has some concerns with making the  
3 applicant-proposed changes to the W-1 zone, which  
4 allows a more intense form of development and is not  
5 recommending changes to the W-1 zone at this time.

6 The Zoning Commission may at some point  
7 wish to consider more comprehensive changes to the  
8 W-1, 2, and 3 zones to bring regulations for future  
9 boathouses as well as marinas and yacht club  
10 applications in line with those of W-0 if appropriate.

11 That concludes my speech. And we are  
12 available for questions. Thank you.

13 CHAIRPERSON MITTEN: Thank you, Mr.  
14 Lawson.

15 Any questions for Mr. Lawson? Any  
16 questions?

17 VICE CHAIRPERSON HOOD: Madam Chair,  
18 actually, I had a question earlier, but I don't want  
19 to be the first violator of your instructions.

20 CHAIRPERSON MITTEN: You are allowed to  
21 ask questions.

22 VICE CHAIRPERSON HOOD: Yes, but I don't  
23 want to be the first violator. I don't want to go to  
24 the second case.

25 CHAIRPERSON MITTEN: Oh, I see.

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1 VICE CHAIRPERSON HOOD: Let me just ask  
2 you this, Mr. Lawson. I'm looking here at the  
3 proposed definition of boathouse. I believe when it  
4 mentions here that it says, "No rental or watercraft  
5 to the general public shall be allowed," is that also  
6 included for the W-1 in the definition 901.1? It's  
7 actually on page 2 of what was advertised, number 3.

8 MR. LAWSON: The definition that was  
9 proposed for boathouse was proposed to be the same for  
10 W-0 as well as for W-1, 2, and 3.

11 VICE CHAIRPERSON HOOD: So that's just a  
12 definition pointblank for --

13 MR. LAWSON: The definition would be the  
14 same for all zoning.

15 VICE CHAIRPERSON HOOD: I can tell you my  
16 concern is at some point in time coming back to the  
17 Zoning Commission and, all of a sudden, now we're  
18 trying to do something for the public. I just see  
19 this as not the public.

20 Now, I may be going off in left field,  
21 Madam Chair, but I have a problem with just that  
22 language that says, "No rental or watercraft to the  
23 general public." It's like it's being just for a  
24 specific group.

25 CHAIRPERSON MITTEN: I think perhaps when

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1 we revisit the W-0 text amendment to take final  
2 action, I think we will find that merely applies to  
3 the definition of the boathouse. But there are  
4 numerous other kinds of facilities.

5 I just don't remember all of them at the  
6 moment, but there's an accommodation in the list of  
7 uses that are permitted in W-0 and the other  
8 waterfront zones that would under certain  
9 circumstances permit that kind of --

10 VICE CHAIRPERSON HOOD: I think it would  
11 have helped us if we would have had W-0, maybe if we  
12 had had that in front of us, because we just dealt  
13 with that. I think that would have helped us.

14 I don't know if staff can put their hands  
15 on it. My colleague has a copy of it. He's prepared.

16 I think that would have been advantageous to help us.

17 I won't go back to that, but I did want to  
18 raise that concern because I'm thinking in advance.  
19 I'm hoping that if the Department of Recreation wants  
20 to use that and those kinds of things -- I don't want  
21 it just to be limited, and I want to make sure that we  
22 leave it open for the citizens to be able to go down  
23 there and be able to take full advantage of what's  
24 going on if it goes on. That's just my concern.

25 Thank you, Madam Chair.

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1 CHAIRPERSON MITTEN: Thank you, Mr. Hood.

2 Anyone else, questions for Mr. Lawson?

3 (No response.)

4 CHAIRPERSON MITTEN: All right. I don't  
5 know that we have any reports of other government  
6 agencies on this text amendment case. Are there any  
7 ANCs here to testify about the text amendment only,  
8 the generic text amendment?

9 (No response.)

10 CHAIRPERSON MITTEN: Okay. Anyone who  
11 would like to testify in support?

12 (No response.)

13 CHAIRPERSON MITTEN: And this, again, is  
14 just the text amendment. Anyone who would like to  
15 testify in opposition of just the generic text  
16 amendment? All right. Would you turn in your cards  
17 for me? Thank you. Are you representing an  
18 organization?

19 DR. SCHUETTE: Yes. I represent the  
20 Washington Canoe Club.

21 CHAIRPERSON MITTEN: Washington Canoe  
22 Club?

23 DR. SCHUETTE: Yes, ma'am.

24 CHAIRPERSON MITTEN: Okay. So you'll have  
25 five minutes. And this is on the text amendment only,

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1 nothing about the Georgetown boathouse. Okay.

2 DR. SCHUETTE: I have to --

3 CHAIRPERSON MITTEN: And your name?

4 PARTIES AND PERSONS IN OPPOSITION

5 DR. SCHUETTE: My name is Larry Schuette.

6 I am the president of the Washington Canoe Club. I  
7 was absolutely confused, being completely naive, in  
8 trying to read 2-31 and 2-30 and seeing 2-31 as the  
9 second case and seeing 2-30 listed on the Web site as  
10 the first case of the evening. I just couldn't  
11 understand how you could do 2-30 without having done  
12 2-31 first. And then you answered it by doing it  
13 first.

14 CHAIRPERSON MITTEN: Well, I'm glad that  
15 that helped.

16 DR. SCHUETTE: But I was like, how is this  
17 possible? And what I was wondering is now that we are  
18 talking about this, the proposed changes to the  
19 regulations, do those amendments have to be in effect  
20 for some period of time for public comment before we  
21 can act on them?

22 Is this like coming out with a whole new  
23 regulation or if you amend regulations, we come up  
24 with a new definition of a boathouse. Are we going to  
25 immediately apply that in 02-30?

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1 CHAIRPERSON MITTEN: Usually I don't  
2 answer questions from folks.

3 DR. SCHUETTE: Okay. I'm sorry. Then I  
4 will keep going.

5 CHAIRPERSON MITTEN: But I am willing to  
6 do it just to add clarity to what we're here for. Our  
7 procedures require that we take proposed action on  
8 anything that we do as long as we're using Zoning  
9 Commission rules.

10 So if we have a text amendment, we take  
11 proposed action, it's advertised for a minimum of 30  
12 days, the National Capital Planning Commission gets to  
13 determine whether there is any federal impact and make  
14 recommendations related to that. And then we take  
15 final action.

16 We can be doing multiple things moving  
17 things along, but we do have to take final action on a  
18 text amendment before it can actually go into it.

19 DR. SCHUETTE: Got it. Washington Canoe  
20 Club is very concerned about 02-31 and what we'll  
21 allow in boathouses as a matter of right. It doesn't  
22 seem to us that a rowing tank is a dependent use of  
23 the river and, as such, should not be placed in the  
24 floodplain of the Potomac River. Additionally, an  
25 exercise area for ergometer use --

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1 CHAIRPERSON MITTEN: And this has to do  
2 with the generic text amendment now?

3 DR. SCHUETTE: This is absolutely straight  
4 in the definition of a boathouse. If you'll indulge  
5 me because I'm not that good at it? Let's see. Adopt  
6 a new definition in 191. This is a boathouse, a  
7 building or structure designed. It's on the first  
8 page, bullet number 1.

9 Again, additionally, an exercise area --  
10 and I have ten copies of this because I was asked to  
11 provide that.

12 CHAIRPERSON MITTEN: Yes.

13 DR. SCHUETTE: And would not seem to be a  
14 dependent use of the river. In fact, the rowing tank  
15 or ergometer areas are used to be used when the river  
16 is unavailable due to ice and bad weather.  
17 Accordingly, they're anti-dependent or orthogonal uses  
18 of a boathouse and should be stricken from the  
19 boathouse definition.

20 I am very concerned that the W-0 zone in  
21 this definition as written will continue to encourage  
22 these types of monster structures. As the committee  
23 of 100 stated in the review process for the W-0 zone,  
24 the 40-foot height permitted the same as in the W-1,  
25 when combined with an 18 and a half-foot penthouse

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1 allowance and more for architectural embellishments  
2 and other purposes raises concerns for waterfront  
3 sites and their exceptional visibility. We realize  
4 these are standard provisions of the zoning code, but  
5 we question whether they should be imposed in a  
6 waterfront open space. The visual impact of such roof  
7 structures in a commercial building row is very  
8 different than the impact along the water's edge.

9 Either a special zone should be created  
10 upstream of Key Bridge or a more restrictive approach  
11 to the W-0 zone should be taken, namely special  
12 exception places right.

13 In other words, we're putting in large  
14 exercise areas. We're putting in these rowing tanks,  
15 which can have a very bad impact on the Potomac River.

16 And they're not needed there. We're putting them in  
17 a floodplain. And this is crazy. I would ask --

18 CHAIRPERSON MITTEN: So you're saying that  
19 they --

20 DR. SCHUETTE: -- that they be stricken  
21 from the definition.

22 CHAIRPERSON MITTEN: -- should be removed?  
23 Okay.

24 DR. SCHUETTE: Absolutely removed from  
25 that definition And you'll save the Potomac River.

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1 The buildings won't have to be as large. The second  
2 thing that we're here for, 02-30, is an exceedingly  
3 large structure.

4 CHAIRPERSON MITTEN: We're not going to  
5 talk about that right now.

6 DR. SCHUETTE: I know. We're not going to  
7 talk about it, but what we're going to talk about is  
8 what's put in it as a matter of right and, in fact,  
9 should be stricken from that.

10 It took me a long time. And I hate to  
11 admit it because my Ph.D. is not from a great  
12 university, but I am an engineer by training. And I  
13 like to think I can read this stuff. And you guys  
14 have got me blown away.

15 I finally realized that this is something  
16 that we're not against boathouses, but I think that  
17 there should be a proper use of the structures in the  
18 floodplain.

19 And what that really is about is putting  
20 boats on the water, not ancillary stuff. And the  
21 biggest one in there is rowing tanks. That's  
22 chlorinated water right down in a floodplain. And  
23 we're not talking about the 100-year floodplain.  
24 We're talking about the five-year floodplain.

25 And I'll reserve none of my time. Thank

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1 you.

2 CHAIRPERSON MITTEN: Okay. Thank you, Mr.  
3 Schuette. Let me just see if anyone has any questions  
4 for you.

5 Any question? Mr. Hannaham?

6 COMMISSIONER HANNAHAM: On the rowing  
7 tank, could you elaborate a bit on that? I'm not  
8 really quite sure what its function is.

9 DR. SCHUETTE: A rowing tank is used when  
10 the weather is inclement, such as the river being  
11 frozen or the wind being such or the water temperature  
12 being such that you can't row. And so it's basically  
13 a pool.

14 And so what they're talking about doing is  
15 putting a pool in an area of the river that floods on  
16 a very regular basis. We're not talking about  
17 100-year floods. We're talking about ten five-year  
18 floods. And we're talking about putting a tank on the  
19 water, which is not dependent on the water.

20 I mean, boathouses are supposed to be  
21 things that are dependent on the use of the river.  
22 That's what goes in the boathouse, things that you  
23 need the river for.

24 COMMISSIONER HANNAHAM: What are the  
25 approximate dimensions of a tank?

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1 DR. SCHUETTE: I can't speak --

2 COMMISSIONER HANNAHAM: Longer than a  
3 rowboat?

4 DR. SCHUETTE: As big as this room.

5 COMMISSIONER HANNAHAM: Okay.

6 DR. SCHUETTE: As big as one can possibly  
7 fit. There is no restriction in the definition to the  
8 size of a rowing tank. In this case, Georgetown  
9 University -- and I am not going to speak for the  
10 university because that would be in 2-30, but it's an  
11 extremely large rowing tank.

12 It, frankly, doesn't belong in the  
13 floodplain, but they're putting it there because the  
14 proposal for a boathouse, the definition of a  
15 boathouse, allows it. I think that should be stricken  
16 from what is allowed in the floodplain.

17 COMMISSIONER HANNAHAM: Okay.

18 DR. SCHUETTE: You're playing with  
19 gasoline.

20 COMMISSIONER HANNAHAM: Okay. I thank you  
21 very much. That's clear.

22 CHAIRPERSON MITTEN: Anyone else,  
23 questions for Mr. Schuette? Mr. May?

24 COMMISSIONER MAY: Yes, just because I  
25 don't know much about rowing either. The boat or

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1       whatever you call it that is actually used in the  
2       rowing tank, is that a piece of equipment that is  
3       normally -- is it something that you have to row in  
4       the same one every time or that typically teams do.  
5       And, therefore, because the boat's there at the  
6       boathouse, they want to have the tank there so that  
7       they can always use the same boat.

8                   DR. SCHUETTE:   Rowing shells, like other  
9       watercraft, can be very personal.   Rowing shells,  
10      however, can be configured so that one approximates  
11      the pole, the blades you would be using would be  
12      different.   I mean, what we are talking about is a  
13      seat that slides on a rail with two places you tie  
14      your feet into.   You hold onto an oar, and you row  
15      essentially on a board that is across a pool.

16                   And so one could go to a pool.   And one  
17      could do this in a pool if one figured the size of the  
18      pools correctly.   That seat might be your slide.   You  
19      might take that slide with you.   But that slide is  
20      something that is portable.   It certainly doesn't have  
21      to sit down by the waterfront.

22                   At Georgetown University, as somebody in  
23      2-30 proposes to do something like this, it might be  
24      an excellent question for them.   I would be very  
25      surprised if they're going to have 25 or 30 seats and

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1 there's only 25 or 30 students that are ever going to  
2 use those seats. There's going to be many apparently.

3 As far as I can tell, they're going to  
4 have 1,000 rowers using that facility. One-sixth of  
5 the school population is going to be using that  
6 facility rowing for as large as it is, as near as I  
7 can tell.

8 If you can hold 100 eights and each 8  
9 holds 8 people, -- even at Catholic U., I know this  
10 math -- that's 800 people simultaneously. And so I  
11 can't figure it out. That can easily be done on  
12 campus.

13 COMMISSIONER MAY: I'm not an engineer. I  
14 got most of what you were saying with that 100 eights  
15 and slides and things like that, but I will be sure to  
16 ask the question in the next case. Thank you.

17 CHAIRPERSON MITTEN: Thank you, Mr. -- oh,  
18 Mr. Hood?

19 VICE CHAIRPERSON HOOD: Before you leave,  
20 you gave us an explanation. You extracted a few  
21 things out of this definition. Madam Chair, if I am  
22 in order, I would just like to have what you think  
23 this definition should look like from my personal  
24 view, boathouse, what your definition of a boathouse  
25 is in this context of what you have here in 199, the

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1 new definition.

2 DR. SCHUETTE: I try to --

3 VICE CHAIRPERSON HOOD: If you could  
4 submit it? I hate to give you homework.

5 DR. SCHUETTE: I would be very happy to  
6 submit it after the fact.

7 VICE CHAIRPERSON HOOD: That would help  
8 me.

9 DR. SCHUETTE: I would be very happy to  
10 submit my recommendations, which I did for 2-31. And  
11 I apologize. I didn't know who to hand them to.

12 VICE CHAIRPERSON HOOD: Okay. Well, if  
13 you already have it, then I'll just use.

14 DR. SCHUETTE: Okay.

15 VICE CHAIRPERSON HOOD: Okay. Thank you.

16 CHAIRPERSON MITTEN: Mr. Bastida will take  
17 the submissions there.

18 All right. Anyone else testifying in  
19 opposition on the text amendment?

20 (No response.)

21 CHAIRPERSON MITTEN: All right. Then we  
22 are ready to close this case -- oh, I'm sorry. I'm  
23 sorry. Come on forward.

24 MS. ALBERS: My name is Gerry Albers. I  
25 am a D.C. resident.

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1 I would also like to speak to the rowing  
2 tank and just emphasize what Dr. Schuette just  
3 presented to you, the concerns of what chemicals will  
4 be used for the rowing tank. I would assume they  
5 would need chlorine. It's like a swimming pool.  
6 There would be storage of chlorine in a floodplain.

7 Also, national security issues. The blue  
8 plains treatment plant recently reduced the chlorine  
9 there for national security reasons. So I think the  
10 chemical issues in a floodplain also are not only a  
11 hazard to people but also to aquatic environment if  
12 the water should go into the Potomac.

13 CHAIRPERSON MITTEN: Okay. Any questions  
14 for Ms. Albers? Did you turn in your two cards to the  
15 reporter? All right. Anybody else? Mr. Hannaham?

16 COMMISSIONER HANNAHAM: Excuse me, madam.  
17 Could you just clarify the uses of chlorine in this  
18 particular function?

19 MS. ALBERS: I can't clarify it. You  
20 would have to have Georgetown clarify it. It's just a  
21 question I have. I would assume that if there are  
22 people in a pool, that you would need to have some  
23 sort of disinfecting thing. So that's something you  
24 would have to clarify with them.

25 COMMISSIONER HANNAHAM: This is people

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1 physically, their bodies, in the water, is what you're  
2 saying?

3 MS. ALBERS: I think you should clarify it  
4 with them.

5 COMMISSIONER HANNAHAM: Okay. Thank you.  
6 Thank you very much.

7 CHAIRPERSON MITTEN: I can tell we're  
8 going to have fun tonight. We will keep the record in  
9 this case open until this Friday.

10 Yes?

11 MS. GIORDANO: We can address that issue  
12 now, if you'd like, or we can address it in the next  
13 case.

14 CHAIRPERSON MITTEN: I'd rather you  
15 address it in the next case, please, because I'm sure  
16 there will be more.

17 We will leave the record open in this  
18 until this coming Friday, the 23rd, at 3:00 p.m. So  
19 if anyone has any inspirations about the text  
20 amendment, as we go through the evening, there will be  
21 an additional opportunity for you to weigh in in  
22 writing.

23 As I said earlier, if we take affirmative  
24 action on the text amendment, we will be advertising  
25 that for a period. Allowing a period of time for

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1 comments, we will advertise that in the D.C. Register.

2 And then we make a referral to NCPC.

3 So that closes out the first case of the  
4 evening, which is 02-31.

5 (7:14 p.m.)

6 CHAIRPERSON MITTEN: Now we will move to  
7 the second case, which is why most of you are here,  
8 which is case number 02-30. This is a request by  
9 Georgetown and the National Park Service for a zoning  
10 map amendment under chapter 30 of the District of  
11 Columbia zoning regulations for tract 102-114, a  
12 vacant parcel fronting on the Potomac River  
13 approximately one-quarter mile west of the Key Bridge.

14 As I said earlier, the two proposals are for W-1 with  
15 the text amendment we just heard or W-0.

16 Notice of today's hearing was published in  
17 the D.C. Register on March 21, 2003. And this hearing  
18 will be conducted in accordance with the provisions of  
19 11 DCMR Section 30-22, which are the rules of  
20 procedures for contested cases.

21 The hearing announcement for this case is  
22 also available in the wall bin near the door. The  
23 order of procedure in this case will be as follows.  
24 We will begin with preliminary matters followed by the  
25 applicant's presentation, report by the Office of

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1 Planning, reports of any other government agencies,  
2 the report of the affected ANC, which in this case is  
3 2E, parties and persons in support, parties and  
4 persons in opposition.

5 The following time constraints will be  
6 maintained in this hearing. The petitioner I believe  
7 will take no more than one hour and hopefully less.  
8 Parties will have approximately 15 minutes for their  
9 presentations. Organizations again will have five  
10 minutes. And individuals will have three minutes.

11 Everything I said in terms of the witness  
12 cards and not talking to the Commission off the record  
13 and all of that still applies in this case.

14 And now we will consider any preliminary  
15 matters. And among those are requests for party  
16 status. Mr. Bastida, is there anything else?

17 PRELIMINARY MATTERS

18 SECRETARY BASTIDA: Yes, Madam Chairman.  
19 As I previously stated, the applicant has complied  
20 with the requirements of posting and making up a  
21 posting. The staff believes that the Commission can  
22 proceed regarding advertisement.

23 CHAIRPERSON MITTEN: Thank you, Mr.  
24 Bastida.

25 Now this evening, in case number 02-30, we

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1 have three requests for party status. The first is  
2 Lawrence Schuette on behalf of the Washington Canoe  
3 Club. We have Frederick Mopsik, which I apologize if  
4 I mispronounce that, for The Chesapeake and Ohio Canal  
5 Association; and Ernie Brooks for the Coalition for  
6 the Capital Crescent Trail.

7 We can take them individually or  
8 collectively as suits the Commission. Mr. Hood?

9 VICE CHAIRPERSON HOOD: Madam Chair, I  
10 wouldn't have a problem with granting all three of  
11 those party status. And the reason why -- I am not a  
12 subject matter expert on this, but I think I have more  
13 expertise obviously from reading the submittals that  
14 definitely will help me out from this Commission's  
15 standpoint.

16 So I have no problems in all three being  
17 granted party status.

18 CHAIRPERSON MITTEN: Anyone else? Any  
19 objections?

20 (No response.)

21 CHAIRPERSON MITTEN: Without objection,  
22 the three requests for party status will be granted.  
23 When we do cross-examination, we will take the ANC  
24 first. Then we will take Mr. Schuette, Mr. Mopsik,  
25 Mr. Brooks. Is everyone here? Okay. Everyone is

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1 here.

2 Okay. I guess we are ready. If no one  
3 else has any preliminary matters, we are ready to  
4 proceed with the applicant's presentation.

5 PRESENTATION OF APPLICANT'S CASE

6 MS. GIORDANO: Cynthia Giordano again for  
7 the applicant. While we are setting up, I am going to  
8 go ahead and get started by just identifying our  
9 witnesses for you.

10 We have a number of witnesses this  
11 evening. Alan Brangman, the university architect,  
12 Georgetown University, is our first witnesses; Sally  
13 Blumenthal, representing the National Park Service;  
14 Tony Johnson, the head coach of the Georgetown  
15 University crew team; and then from the private  
16 architects of the project, Stephen Muse and William  
17 Kirwan from Muse Architects; and then Nate Gross from  
18 Arnold and Porter.

19 The subject of this hearing, as you have  
20 indicated, is the mapping of the property. And  
21 concurrent with that, the W-0 zone allows for a  
22 simultaneous application, consideration of a special  
23 exception.

24 We are requesting two special exceptions:  
25 one for a boathouse under the W-0 zone, which is the

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1 preferred zone by the Office of Planning; secondly,  
2 for a reduction to zero for the parking requirements  
3 for the boathouse. And then we also are requesting a  
4 variance from the setback requirements to reduce the  
5 setback from 20 to 15 feet from the waterfront.

6 If we are ready? Mr. Brangman, are you  
7 ready to begin? We will just launch right in to our  
8 presentation.

9 CHAIRPERSON MITTEN: Please do.

10 MR. BRANGMAN: Thank you. Good evening,  
11 Madam Chair and members of the Commission.

12 STATEMENTS OF WITNESSES

13 MR. BRANGMAN: My name is Alan Brangman.  
14 I'm university architect for Georgetown University.  
15 Tonight I would like to give the Commission a very  
16 brief understanding of Georgetown's history with  
17 respect to the proposed boathouse facility on tract  
18 102-114.

19 GU has been seeking a new home for its  
20 men's and women's crew program for a number of years.

21 In 1991, Georgetown through a gift from CSX Railroad  
22 received a parcel of land approximately one mile west  
23 of the current proposed site. This parcel, tract  
24 102-109, is 1.09 acres and includes an access easement  
25 which is 15 feet wide which runs from the base of

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1 Water Street to that particular site.

2 The easement was part of the old CSX rail  
3 bed adjacent to the Capital Crescent Trail. This  
4 parcel is currently zoned CM-1 and could accommodate  
5 the development of a boathouse facility.

6 Georgetown entered into discussions with  
7 the National Park Service to explore the possibility  
8 of exchanging our property for a piece of property  
9 that was designated within the boathouse zone as it  
10 was articulated by the Georgetown waterfront study.

11 The university and the National Park  
12 Service focused their discussion on tract 102-114,  
13 located just west of the Washington Canoe Club. The  
14 university and the National Park Service culminated  
15 their discussions with an agreement to not only define  
16 the steps necessary to exchange the two properties but  
17 also to set a number of restrictions on the property  
18 with respect to Georgetown's ability to develop that  
19 property.

20 The university agreed to build within a  
21 certain footprint, within a certain height, and within  
22 a certain aesthetic, with certain programmatic  
23 elements specific to non-motorized boathouses, to  
24 restrict parking from the site, and to accommodate an  
25 84-inch sewer, which currently runs below the site.

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1 The university's initial feasibility study found that  
2 the site was developable.

3 Muse Architects, whom you will hear from  
4 later this evening, was commissioned by the university  
5 to develop a set of design plans for a non-motorized  
6 boathouse consistent with boathouses found on the  
7 Schuylkill River in Philadelphia and along the Charles  
8 River in Cambridge, Mass.

9 The boathouse designed to date has been  
10 reviewed by groups such as the Georgetown Professional  
11 Business Association and the Georgetown Waterfront  
12 Commission. The project has received formal reviews  
13 from ANC 2E, the old Georgetown Board, and the  
14 Commission on Fine Arts. All of these agencies have  
15 given the project unanimous support.

16 The project has also been reviewed by  
17 FEMA, WASA, NCPC, the Army Corps of Engineers, and the  
18 C&O Canal Commission. The university also met with  
19 the Washington Canoe Club on at least three occasions.

20 The university has listened to and accommodated many  
21 of the recommendations that were put forth by these  
22 groups and incorporated as part of our plans.

23 The project documents have been on hold,  
24 as you know, since August of 2002 and will be  
25 submitted to DCRA for further review with respect to

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1 environmental concerns and building permit concerns,  
2 building code concerns once this process is completed.

3 The university has worked to provide a  
4 well-planned and designed facility that will add an  
5 aesthetically pleasing and appropriate boathouse  
6 facility to the Georgetown waterfront. The building  
7 and its functions will help to animate the river in a  
8 way which is entirely consistent with the Georgetown  
9 waterfront's park plans.

10 On behalf of Georgetown University, I  
11 would like to request approval of the Georgetown  
12 boathouse as it is proposed. And I am happy to answer  
13 any questions that the Commission may have.

14 CHAIRPERSON MITTEN: We're going to hold  
15 our questions. But I am going to ask, would you guys  
16 just shut the clock off for a second? In all of my  
17 efforts to move this along, I neglected to swear  
18 everyone in.

19 So anyone who would like to testify this  
20 evening -- and I know Mr. Brangman is going to make a  
21 special oath that he just told the truth. Anybody who  
22 plans on testifying this evening please rise now to  
23 take the oath.

24 (Whereupon, witnesses in the cases were  
25 duly sworn.)

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1 CHAIRPERSON MITTEN: Thank you. Now we're  
2 ready to have the clock back on. Keep going.

3 MS. GIORDANO: Our next witness is Sally  
4 Blumenthal from the National Park Service.

5 MS. BLUMENTHAL: Good evening, Madam  
6 Chairman and members of the Commission. My name is  
7 Sally Blumenthal. I represent the National Park  
8 Service. We are a co-applicant and the landowner in  
9 this case.

10 I was last before you for the W-0 zone,  
11 which we are very enthusiastic about, as you know.  
12 What I would like to share with you tonight is the  
13 context in which the Georgetown University boathouse,  
14 the environment that it will be in in the  
15 not-too-distant future.

16 We have been working for more than 20  
17 years to come up with a plan for the Georgetown  
18 waterfront. And we have finally gotten there. This  
19 is the Key Bridge right here. This is Washington  
20 Harbor right there.

21 The District of Columbia transferred this  
22 ten acres to us in 1999. It's the largest addition to  
23 the park system of the nation's capital in years. We  
24 have been planning this for nearly 20 years. What it  
25 does is complete the McMillan Commission's vision for

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1 a system of riverfront parks in the nation's capital.

2 A major goal of our planning process has  
3 been the accommodation of non-motorized boating. We  
4 currently manage Thompson's Boat Center, which is just  
5 off this drawing down at the mouth of Rock Creek.

6 But also within this vicinity is the  
7 Potomac Boat Club, which is right there. That is a  
8 privately owned boat club on private property and will  
9 remain so, even though it's within the boundary of the  
10 park, and the Washington Canoe Club, which is also  
11 upstream of the Key Bridge.

12 When we went through the planning process  
13 in the 1980s and received the approvals of the  
14 Planning Commission, the Fine Arts Commission, the  
15 D.C. Historic Preservation Review Board, the ANC, and  
16 ultimately the City Council with the transfer of this  
17 property to the Park Service, a boathouse zone was  
18 established from 34th Street up to just above the  
19 Washington Canoe Club, which is where we believe  
20 boathouses should be cited. We have been fostering  
21 boating in this part of the river for quite some time.

22 The idea of Georgetown University's  
23 boathouse is very much part of this process. The  
24 university owns a piece of property upstream, about a  
25 mile upstream, which shows in this aerial photograph.

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1       There is the Key Bridge. There is the canoe club,  
2       the proposed site, and the property that Georgetown  
3       University owns a mile upstream and owns not only the  
4       land but the right of access on the Capital Crescent  
5       Trail for a mile.

6               In fact, they have a National Park Service  
7       key to what's called a dead man. You probably know  
8       what a dead man is. It's a bollard that falls down so  
9       trucks can pass. They own that right of passage.

10              We entered into a land exchange with  
11       Georgetown University for two reasons. We wanted to,  
12       first and foremost, acquire this piece of property,  
13       which is an environmentally sensitive piece of  
14       property; and also to extinguish the right of access  
15       for a mile over the Capital Crescent Trail.

16              We also wanted to achieve the goal of our  
17       boathouse zone and fostering non-motorized boating on  
18       the river. And we negotiated an agreement, which Alan  
19       has described and which you will have more description  
20       of, wherein we would exchange property we owned just  
21       above the canoe club for the property they owned. And  
22       the easement would also be extinguished.

23              In order to facilitate this land exchange,  
24       which is like a contract, we agreed with Georgetown  
25       that we would not convey deeds until they have

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1       indications that they would have the requisite  
2       approvals to construct on that site, which include  
3       zoning. It's unzoned now. So without the zoning,  
4       this cannot proceed and would run counter to the Park  
5       Service's goal for this part of the waterfront.

6               Bill, if you could move my drawings?  
7       Well, just leave me that one minute. It's been  
8       suggested that perhaps there would be an alternative  
9       site for Georgetown to build, which would be in this  
10      location here, which is south of 34th Street.

11             As we went through our public process in  
12      the last year, that idea was surfaced in the community  
13      with I would say incredibly strong opposition.

14             I would like to enter into the record a  
15      resolution from CAG, the Citizens Association of  
16      Georgetown, in opposition to boathouses below Key  
17      Bridge. They ultimately agreed as we moved this plan  
18      through the process that, in fact, the one site below  
19      Key Bridge was a viable site. So I would like to  
20      enter this into the record.

21             We will actually be back, hopefully in the  
22      not-too-distant future, looking for a rezoning of this  
23      parcel. We are in negotiations and early discussions  
24      with George Washington University, who is equally  
25      desirous of a boathouse. And if we can conclude that

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1 favorably, we will be seeking with George Washington  
2 University zoning for that site as well.

3 I would like to say one other thing that I  
4 find somewhat ironic. And that is this notion that  
5 Georgetown's use of public property is inappropriate  
6 as a boathouse.

7 CHAIRPERSON MITTEN: Could I just ask you  
8 to just focus on what is before us because I did  
9 caution the folks that are here that we're not going  
10 to discuss the propriety of the land swap? So I would  
11 just as soon just focus on the rezonings that are  
12 proposed.

13 MS. BLUMENTHAL: Fine.

14 CHAIRPERSON MITTEN: Thank you.

15 MS. BLUMENTHAL: I'll be happy to do that.

16 I would like to offer a different perspective on the  
17 chlorine issue that was brought up in connection with  
18 the rowing tank. I would like to point out that there  
19 are a number of swimming pools and fountains managed  
20 by the National Park Service which are in the  
21 floodplain. And it's not an issue.

22 All of the fountains that are in the  
23 monumental core that are in the floodplain, the water  
24 in those fountains is all chemically treated. There  
25 are swimming pools in Anacostia Park and East Potomac

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1 Park, which are also in the floodplain. And I do not  
2 believe that is an issue. At least we don't see it as  
3 an issue, which would go certainly to the boathouse.

4 MS. GIORDANO: Thank you, Ms. Blumenthal.

5 At this point we will move on to our third  
6 witness, Mr. Johnson, who is the head coach of the  
7 Georgetown University crew team.

8 MR. JOHNSON: Thank you. I'm the one if  
9 you ask questions about the rowing tanks, I can answer  
10 them.

11 I wanted to spend a little time to first  
12 talk about the site and the appropriateness of the  
13 site. The site that we had acquired from upriver, a  
14 mile upriver, while it will work and it is suitable  
15 for a boathouse in terms of access to the river and so  
16 on, as a user of the river, a constant user of the  
17 river, it is so clearly well within the Potomac  
18 Palisades that we knew immediately that we and  
19 everybody else, the public, would be much better off  
20 if we did not build up there.

21 And so when we looked at the boathouse  
22 zone that was identified by the Park Service, this was  
23 the only site that we thought was appropriate for a  
24 boathouse for Georgetown that would be a footprint  
25 large enough to accommodate the footprint that we

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1 acquired for our purposes.

2 When you're upriver at that other site,  
3 you are within an area where there are times when you  
4 don't see anything manmade. And it's really  
5 beautiful, and we thought it should stay that way.

6 The site downriver is one that will allow  
7 -- our students' means of access will either be by  
8 foot or on bike. There is no need for vehicular  
9 traffic for the normal comings and goings through the  
10 boathouse. So when the Park Service in the agreement  
11 asked us to not have parking, we knew we could do with  
12 that.

13 There is a plan for access on the bike  
14 trail. Do you have that? When we were talking about  
15 being a mile upriver from Key Bridge, there was no  
16 choice over that entire corridor but to ride on  
17 originally what was the rails and now is the bike  
18 trail.

19 But in the lower end, this 200 yards, 300  
20 yards, whatever it is from Aqueduct Bridge to our  
21 site, our access can be divided from the actual bike  
22 trail. The bike trail is on the upper end there in  
23 the gray.

24 The idea would be that the actual design  
25 of that and the layout of this is still something of a

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discussion point with the Park Service, the C&O Canal, and with the bike enthusiasts that use the trail.

The idea was to move the trail so that our access when needed either by students who were going in by foot or needed for access for any number of purposes, whether it's garbage collection or delivery or whatever, could be on a different trail and not have to drive on it at all. That would include whenever we are either picking shells up or picking them up and bringing them back or whichever we were going with them.

The turnaround at the far end of the facility is required by the fire marshal for emergency vehicles that would be at the far end of the building.

That will also suit us fine for a turnaround area for our trailers and shells.

The program for the boathouse was one that we wanted. Georgetown has wanted for years to have a facility comparable to other universities that we compete with. And those are primarily universities from the Mid-Atlantic area through New England. Alan Brangman mentioned that we visited boathouses from Philadelphia up to Boston.

The components, the basic components, the program for the facility is one that was negotiated

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1 first by ourselves and then with the National Park  
2 Service and then with the architect.

3 It's some very basic components: the  
4 shell storage, the rowing tank, locker rooms, a  
5 training area. There's one office, which will be a  
6 shared office by several coaches, and then some  
7 smaller team rooms, meeting rooms, perhaps a visiting  
8 team locker room as well.

9 Those are similar components to other  
10 boathouses, again, of universities that we compete  
11 with. There are boathouses of universities that we  
12 compete against that are much larger.

13 There are really 16 universities that I'm  
14 speaking of, including Georgetown. So the other 15,  
15 there's a few of those that are distinctly larger.  
16 There's one that is distinctly smaller. And the  
17 others are very similar in size to what we're talking  
18 about in terms of the boat storage areas.

19 The universities that are able to have a  
20 boathouse near their campus and are able, therefore,  
21 to do all of their training, their rowing, their  
22 winter training, fall training, whatever, on site have  
23 pretty much these same components.

24 If they have a long distance to travel to  
25 the boathouse, a 20 or 30-minute travel, then none of

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1 those boathouses have a rowing tank at the boathouse  
2 because they do want to train at certain times of the  
3 year back on campus.

4 I would add that the rowing tank serves  
5 several purposes. One of them, the primary one, is a  
6 teaching tool. It is not used just in the winter.  
7 It's used at any time that you want to teach somebody,  
8 whether it's one person or a whole group of people,  
9 something about their strokes, something about how  
10 they row.

11 The one part of this plan that I had  
12 envisioned for years before we hired an architect,  
13 before we got into this was to have a rowing tank in  
14 an area where it could be seen so that others that are  
15 going by, walking by, in this case on the bike trail,  
16 will be able to see what this sport is, will be able  
17 and encouraged to ask and look and perhaps to take  
18 part in it.

19 So the rowing tank is basically a room on  
20 the north side against the bike trail and on the river  
21 side has a lot of glass wall to it. That's to  
22 hopefully make this sport which people can enjoy on  
23 the river something that is a little closer and a  
24 little easier for them to see and get a little better  
25 grasp for it.

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1                   Hopefully they will ask and want to take  
2 part in it as well, but it is not something that we  
3 would use only in the wintertime. The same is true  
4 with our rowing machines.

5                   We use those things year-round in our  
6 training. They're individual tools. They're teaching  
7 tools. And in order to have good crew, a good rowing  
8 program, you have to be able to do those things that  
9 allow you to teach well.

10                  Most of the students at Georgetown that  
11 row are students who learn the sport at the  
12 university. And a first-class facility, as we have  
13 planned, will just be enormously helpful and popular  
14 and better for us.

15                  There are some other issues with regard to  
16 the use of the river that show on this map on this  
17 picture on the left. Years ago, there was so little  
18 rowing on the river, rowing and canoeing, that  
19 although the rowers and the canoers followed some  
20 basic guidelines for traffic patterns, they were  
21 pretty loosely followed.

22                  As the river has become more crowded, -- I  
23 want to be careful how I saw this -- it has become  
24 more crowded, but there is just so much room on this  
25 great river for this sport that we have an enormous

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1 amount of room as long as we manage it properly.

2 It's like having a parking lot. If you  
3 didn't have any lines at all and people went  
4 everywhere, on a Sunday morning when you are all by  
5 yourself, you could go anywhere. But normally you  
6 have enough people out there on the highway that you  
7 have to pay attention to right-hand traffic patterns,  
8 et cetera, et cetera.

9 The rowers' traffic pattern, from whether  
10 they start downriver or wherever, is to come up  
11 through the second arch on Key Bridge. And that first  
12 long line that Bill Kirwan is pointing to is a  
13 right-hand line so that crews that are going upriver  
14 go through that second arch. They point up to be  
15 clear of those islands which are at the top of that  
16 line and keep right.

17 And the other line, somewhat parallel to  
18 it, is a return coming back downriver. And it's as if  
19 we had lines on the highway. Those crews coming  
20 downriver would point to a separate arch.

21 The prime issue for Washington Canoe Club  
22 is that since we are upstream of their facility, we  
23 are in the area that previously there had been no  
24 traffic, no rowing traffic. I should also step back.

25 There are users on the river. There are

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1 the rowers and the paddlers. And then there is an  
2 enormous number of other people that pay no attention  
3 whatsoever to any of the rules that we might have.  
4 And so although the rowers and the paddlers, when  
5 we're out there training, we have traffic patterns in  
6 mind, we always have to be mindful of a fisherman or  
7 some other recreational user that goes wherever they  
8 want to go, as they should be able to.

9 The primary times of our training, both  
10 for rowing and canoeing, are times when we don't see  
11 many of those people. And we do try to pay attention  
12 to these traffic patterns.

13 Back to the point. We are just upstream  
14 of the Washington Canoe Club with this proposed site.

15 And, therefore, we are in the lanes that the canoers  
16 normally use. And all we have to do in my mind is  
17 learn to share this beautiful river.

18 It is front of our boathouse and in front  
19 of Washington Canoe Club about 1,000 feet wide. It is  
20 from our proposed dock out to that line of traffic for  
21 rowing shells just about 100 meters, 300 feet plus.

22 I believe all we need to do is demarcate a  
23 lane, an area where rowers coming and going to our  
24 dock will not sit in the way of canoers who are using  
25 those inner lanes. And we can do that if we can get

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1 the approval from the proper agencies by putting a  
2 line of buoys down that our crews would just off that  
3 race course.

4 It will work. The river is wide enough.  
5 There is room to do all of these things. The  
6 Washington Canoe Club has a race course, which is  
7 constricted by the width of the river right behind the  
8 sisters, between the sisters and shore.

9 What we laid out on this map is a race  
10 course that is 50 meters wide, which is shore to rock  
11 at the sisters. And it fits in easily clear of our  
12 dock, clear of the Washington Canoe Club, and well  
13 clear of the rowing lanes.

14 The depth of the river, the use of the  
15 river for rowing is fine. The river was suggested  
16 that it might need to be dredged. The river has never  
17 been dredged, as far as I know, ever. And I see no  
18 reason why it ever would need to be in that area. It  
19 is a beautiful river to row on for either the coaches  
20 or the launches.

21 We have planned and worked and raised  
22 funds to build a facility that we want to have to be  
23 first-class. We want it to be beautiful. We want the  
24 public to appreciate it, to enjoy it, to see it, just  
25 as you do now if you drive down the George Washington

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1 Parkway or if you're out on the river and you look  
2 over at Washington Canoe Club, Potomac Boat Club.

3 We want a Georgetown University facility  
4 that not only we can take pride in but the public can  
5 as well. We want a facility that for our students and  
6 for teaching and training our crews will be  
7 first-class, that they will feel a great pride in.  
8 And hopefully they can accomplish more, says the  
9 coach.

10 I think that's -- yes. I'm sorry. Year  
11 in, year out, and at different times of the year, the  
12 numbers of students that are rowing at Georgetown  
13 vary. We have squads for men and women, heavyweight  
14 and lightweight. And that adds up to eight for first  
15 year students, novice students, and upper class. So  
16 there are basically eight squads.

17 We have those eight squads now. Although  
18 our numbers are restricted some by the size and the  
19 room that we have at Thompson's Boat Center, the basic  
20 components that we have, that's it. That's what we're  
21 going to have.

22 In the springtime, in the racing season,  
23 the number of students would vary from perhaps a lot  
24 of about 130 to a high of 140 or 150. Those numbers  
25 of students might be slightly higher in this new

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1 facility if we can encourage and keep more.

2 In the fall, when we're teaching new  
3 people on the river, in the rowing tank, and on the  
4 ergometers, I might add, when we're teaching them, the  
5 numbers are much higher for that few weeks, four,  
6 five, six weeks in the early fall. And then the  
7 numbers decrease some.

8 The rowing tank itself, yes, a rowing  
9 tank, first, they are of different sizes, the number  
10 of persons that you might have. This is the first  
11 floor diagram. The right-hand wing is the tank wing.

12 The center section and the left-hand wing are for  
13 storage of rowing shells.

14 The tank in this case, what we have  
15 proposed has a circular pool of water. Basically it's  
16 a trough of water, four or five feet wide. And that's  
17 where the oar goes.

18 There are rowing tanks that are made that  
19 are non-motorized. The rowers that sit in them as  
20 they row, they propel the water. It circulates in a  
21 design such as this. And there are other tanks that  
22 are motorized. We hope very much that we can motorize  
23 it with the motors out of the floodplain, which can be  
24 done.

25 The rowing tank, people do not get in it.

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1       They should not get in it.

2                   (Laughter.)

3                   MR. JOHNSON: There is no need to. If you  
4 have seen an exercise rowing machine in a gymnasium or  
5 a gym, the apparatus that they sit on and row on is  
6 very similar. They have an oar, which in this case is  
7 not in a boat. It's on solid platform. And the oar  
8 lock and then out where the end of the blade is,  
9 that's in the pool of water.

10                   We can simulate the rowing motion. We can  
11 teach the rowing motion. We can refine it. We can  
12 work on it. And that is terribly important to us  
13 ultimately for our purpose of speed.

14                   The rowing tank because it is not  
15 something that the people get into, it does need to  
16 have some -- you don't have to, but you ought to try  
17 and keep it clean. Algae will grow in it, although  
18 the water as you take it out of the tap also has  
19 chlorine in it, I might add.

20                   We have looked at various means of how we  
21 will clean this rowing tank. The Georgetown  
22 University swimming pool just went from a  
23 chlorine-clean system to some other means. I am not  
24 familiar with it, but I know it's not chlorine.

25                   I know that we are dealing with what we

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1 have estimated -- I asked the tank manufacturer --  
2 would be about 11,000 gallons in this tank. And a  
3 common backyard residential pool would have not quite  
4 3 times that many gallons.

5 The amount of water that goes over Little  
6 Falls on a weekend like this past weekend when there  
7 was eight feet of water going over is something in the  
8 magnitude of 80,000 gallons per second. In a flood  
9 stage, I assume it's twice that or more.

10 If our tank should be flooded, our 11,000  
11 gallons of water, which hopefully is not cleaned by  
12 chlorine, would join all the water that is flushed  
13 down our toilets into our combined system in the  
14 Potomac River and join that whatever, 80,000 gallons  
15 times whatever per second, in the river.

16 We would hope that we can find a means of  
17 cleaning the pool without using chlorine because it  
18 will be less caustic to breathe, to be around. And we  
19 see no need for that. There are no other chemicals or  
20 things that are to be stored in the boat, as there  
21 aren't in any other boathouse on the river already.

22 Thank you.

23 MS. GIORDANO: Thank you, Mr. Johnson.

24 Next we will have a presentation from the  
25 architects, Mr. Muse and Mr. Kirwan.

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1                   MR. MUSE:    Thank you very much.    I am  
2                   Stephen Muse.    I am the senior principal of Muse  
3                   Architects here in Washington, D.C.    We are the  
4                   architects for the new boathouse.

5                   In    presenting    our    design    for    this  
6                   boathouse, I am going to talk about three issues.    The  
7                   first is the program of the building, which Tony has  
8                   talked about a little bit already.    The second is the  
9                   design of the site and the building plan for this new  
10                  structure.    And the third is the image that we have in  
11                  mind for what this building will look like.

12                  Starting with this program, the program  
13                  for this building has four basic parts.    The first are  
14                  the boat bays.    In this building, there are five of  
15                  these.    This is for the storage of the shells.    One of  
16                  these boat bays doubles as a shod.

17                  When dealing with these boat bays, we find  
18                  that they come in set sizes of about 23 feet wide and  
19                  about 78 feet deep.    This is tied to having  
20                  circulation down the middle and storage on both sides.

21                  The height of these bays is 14 feet tall.  
22                  This is also tied to the storage of the shells on the  
23                  side and also the storage of the oars.    The oars are  
24                  stored vertically.    They need the 14-foot height to be  
25                  stored in their racks.

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1           These boat bays come in two orientations.  
2       Some that we see are set at 90 degrees to the river,  
3       and the shells are taken down to the river, turned at  
4       that point, and placed in the water. Others we find  
5       are parallel to the river. And the shells are taken  
6       out and walked to the river, simply placed in the  
7       water. Both of these types are acceptable, and you  
8       will see that we have both types in this new building.

9           The second part is the indoor rowing tank.  
10       As Tony has mentioned, this is a teaching tool. That  
11       allows 24 athletes to train at the same time. Once  
12       again, this comes in a set size of 46 feet wide and 93  
13       feet long. That is the minimum size to space the  
14       athletes and have the smallest turning radius we can  
15       to move the water inside the tank.

16           Because these are the spaces that are  
17       located on the ground floor, this sets the footprint  
18       or sets the size of the footprint for this building.

19           Above these on the second floor, we have  
20       the second two parts of the program. We have the  
21       men's and women's locker rooms. We have 90 spots per  
22       side. And with an appropriate bathroom for each, this  
23       gives us spaces of 34 feet wide and 80 feet long for  
24       each. We also have an exercise room, which is 40 feet  
25       wide and 72 feet long.

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1           As Tony mentioned, there are a few other  
2 spaces. There is an office. There is a team room.  
3 There are a couple of other minor spaces. But  
4 primarily those four major uses that I've talked about  
5 set the program for this building. When you put all  
6 of this together, it is approximately 33,000 square  
7 feet of space.

8           Now, given this kit of parts of these  
9 rooms that tend to come in set sizes, the question  
10 becomes, how do you arrange them on the site? The  
11 approach that we took was, rather than grouping them  
12 as one single mass, we have divided them into three  
13 wings that are connected by hyphens.

14           We feel that this allows us to do several  
15 things. Number one, it allows us to create open space  
16 between the building and the river. This space will  
17 be kept green. This space is not fenced in. Those on  
18 the bike path are encouraged to walk out to the river;  
19 experience the river; and, as Tony has mentioned, see  
20 what the Georgetown rowing program is about.

21           Should you choose not to walk out to the  
22 water, you do walk directly past the rowing tank,  
23 which is glassed on three sides. So from the bike  
24 path, once again, you can look and see the rowing tank  
25 and see the rowers in action. You actually can look

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1 all the way through this room and out to the river.

2 The second reason that we broke this into  
3 the three parts was to create an entry facade when you  
4 arrive at this building from the east. These  
5 boathouse buildings have two scales. One is seen from  
6 the river, which is quite far away. The second one is  
7 seen as you arrive either by bike or walk from the  
8 east. This gives us a smaller scale facade that is  
9 pointed in that direction.

10 The third reason for not doing this as  
11 only single mass but dividing it into three wings is  
12 to reduce the scale of this building. Bill, put that  
13 up, the waterfront elevation.

14 What we are doing is stepping down from a  
15 higher roof in a center to lower roofs on the sides.  
16 We start at 54 feet from the ridge in the center of  
17 this building. We step down to 41 feet, the ridge of  
18 the wings, again to 32 feet at the ridge of the entry,  
19 which is the same height as the Washington Canoe Club.

20 The hyphens in between these separate parts are 34  
21 feet tall.

22 Now, the image of this building, this  
23 building has been designed in the traditional shingle  
24 style. It's a style that is found in many boathouses.

25 As Tony mentioned, when he first started this

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1 project, we took a tour of I think every boathouse  
2 between Philadelphia and Boston. It is the  
3 predominant style that you find in waterfront  
4 structures.

5 What gives it this style is its very  
6 traditional gabled forms that we have collected in the  
7 wings. The ground floor, the material is fieldstone.

8 The second floor and the roof, it is wood shingle.  
9 It has traditional doors and windows. And on the  
10 river side, it has traditional porches.

11 In conclusion, following presentations to  
12 many local groups, the design of this project was  
13 extremely well-received and was approved by the old  
14 Georgetown Board and the U.S. Commission of Fine Arts.

15 Now Bill is going to go into other issues  
16 about this building.

17 MR. KIRWAN: Thank you, Stephen.

18 My name is William Kirwan. I'm a  
19 principal at Muse Architects. I'm going to be talking  
20 to you a little bit today about constructability  
21 issues as well as the reviews, both environmental and  
22 design, that we have been through on this project to  
23 date.

24 The access to the site, as Tony has  
25 described, is via the easement that Georgetown has

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1 parallel to the Capital Crescent Bike Trail. That is  
2 a 12-foot-wide easement.

3 We are going to be moving the bike trail  
4 to the north slightly to allow Georgetown to have  
5 their easement independent from the bike trail users.

6 That was done in negotiation and coordination with  
7 National Park Service and the Capital Crescent Trail  
8 Commission.

9 That right-of-way will also be the  
10 construction entrance to the site. And that will be,  
11 again, along that 12-foot right-of-way. That will be  
12 continually monitored by the contractor during  
13 construction to ensure the safety of the users of the  
14 bike trail while the building is being built. Again,  
15 all of this layout, again, has been discussed with  
16 National Park Service and the C&O Canal Commission all  
17 the way through the design process.

18 The construction of the building I'm now  
19 going to touch upon a little bit and give you some  
20 points on that. The building will be built on a pile  
21 foundation. That means the piles will be drilled down  
22 into the earth to a point where they reach bearing.

23 This is being done utilizing what is  
24 called an auger-cast piling. That means they're  
25 taking a drill, drilling down into the earth, and

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1 pulling that drill out as they pump the concrete.  
2 That is being done to minimize the vibration of the  
3 construction of this building because there is an  
4 84-inch sewer main which is running right through the  
5 middle of the site. That is a sewer main that is  
6 operated by WASA. And to be able to build over that,  
7 we have to encase that sewer main and build our  
8 building above it after it has been encased.

9 So, again, the auger-type piles are being  
10 used to both ensure the safety and the construction of  
11 the existing sewer main. That will also have a  
12 trickle-down effect in regards to the safety during  
13 construction of other neighboring structures, both the  
14 canal as well as the Washington Canoe Club, during  
15 construction. So we will not be driving piles, as is  
16 a very common method seen on the waterfront, but  
17 actually drilling them down into the earth one at a  
18 time.

19 We will also be utilizing modular building  
20 components throughout construction. Again, that is  
21 due to the location and the difficult access to the  
22 site. We will be building this, as Stephen mentioned,  
23 out of masonry. We will be using stone and with the  
24 concrete block back up, again, to work with small  
25 parts that can be brought to the site in batches and

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1 put up one at a time. We will also be using stick  
2 framing, again, a modular-type method where we're  
3 using traditional wood framing methods, to build this  
4 building. So, again, materials can be brought to the  
5 site in portions. And it can be built as it goes up.

6 The general contractor for this project is  
7 Whiting-Turner Construction. Use architects in  
8 Whiting-Turner have experience on a number of projects  
9 dealing with difficult sites with difficult  
10 constraints.

11 One such project is the Lab School of  
12 Washington at Reservoir and MacArthur. There we had a  
13 very small site where we basically doubled the size of  
14 the existing campus on that location. We had to deal  
15 with both keeping that school open all the way during  
16 and through construction as well as maintaining all of  
17 the public rights-of-way on MacArthur Boulevard as  
18 well as White Haven Parkway all through that process  
19 in order to make sure that all of the things that had  
20 to be done to get that building built did not affect  
21 both the neighbors as well as the school operation.

22 I will touch upon the design and  
23 environmental review process that we have undertaken  
24 to date. We began this project as we begin all  
25 projects in the office, which is to engage the various

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1 agencies that are going to be involved in the review  
2 of the project at the earliest possible point in the  
3 design.

4 We began this design on this project in  
5 June of 2001. In September of 2001, we began to set  
6 up meetings with DCRA, D.C. Environmental Group, as  
7 well as the old Georgetown Board, Commission of Fine  
8 Arts. So by September of 2001, we had already begun  
9 to undertake those meetings.

10 Stephen had already mentioned the old  
11 Georgetown Board and the Commission of Fine Arts. We  
12 also began engaging the Office of DCRA. They have a  
13 program where they have a preliminary design review  
14 process.

15 We have undertaken two meetings with them  
16 to date, one in September of 2001 and a second one in  
17 October of 2002. At those meetings, we met with DCRA  
18 officials to ensure that the building meets all of the  
19 life safety and construction code requirements for  
20 that building.

21 They have reviewed the building. They  
22 have given us the preliminary go-ahead on all of the  
23 different parts of it. And we have all the  
24 information we need to complete our documents to make  
25 a permit filing to them.

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1 Environmental issues. In February of  
2 2002, we met with George Harrison of the Army Corps of  
3 Engineers. We walked the site with him, brought our  
4 drawings, and showed him the proposed development.

5 We presented these documents to him in  
6 addition to documents that he had been involved in  
7 during the agreement with the Park Service. That's a  
8 document called a "Finding of No Significant Impact."

9 He reviewed that document while we were on  
10 the site. He reconfirmed that the environmental  
11 issues that were dispelled in this document are still  
12 not an impediment to the proposed development.

13 He also provided general acceptance of the  
14 project and provided requirements for the approval of  
15 the shoreline stabilization that we proposed as well  
16 as the dock design.

17 We then had meetings with the permit  
18 ambassador program at DCRA. They provided us with  
19 information that if a finding of no significant impact  
20 did exist, that an environmental impact statement,  
21 which is typical of projects of this scale, was not  
22 required in the permit submission.

23 We had meetings with Mr. Karikari of the  
24 Environmental Regulatory Agency. He provided us with  
25 the design requirements for protection of the

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1 watershed. This included filtration systems of all  
2 impervious surface runoff that we were employing in  
3 our design and a super self-fence protection system of  
4 the river throughout the construction of the building.

5 It is also to note that DCRA will also be monitoring  
6 the project all the way through construction, as they  
7 do on projects of this scale and scope.

8 We have also had this project reviewed by  
9 FEMA. The only additional information that they  
10 required after review of our project was a calculation  
11 that this will not increase the base flood elevation,  
12 the 100-year base flood elevation, for the river by  
13 more than a foot. And they have ensured us that that  
14 should not be a problem.

15 In conclusion, we have sought out every  
16 agency that will be reviewing this project and have  
17 received the necessary concept approvals and the  
18 additional information requirements necessary to  
19 complete the documents and receive a construction  
20 permit.

21 Thank you.

22 MS. GIORDANO: Thank you.

23 Last, but not least, Mr. Gross will  
24 address the special exception and variance criteria  
25 and some of the zoning aspects of the proposal.

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1 MR. GROSS: Thank you.

2 The Commission has our application for W-0  
3 and special exception requests dated March 13th, I  
4 believe, as Ms. Giordano mentioned at the outset. We  
5 have a special exception to waive the parking request,  
6 a special exception for the use, and a variance from  
7 the waterfront setback requirement.

8 I would like to begin pointing out that  
9 the project is a matter of right in terms of the area  
10 standards under either the W-0 or the W-1 zone. And  
11 we have the one variance request.

12 I would like to begin with the parking  
13 exception under the W-0, which states that all or a  
14 part of the parking requirement can be waived provided  
15 alternatives to dedicated parking exist and are  
16 available to the proposed boathouse with minimal  
17 impact on adjacent land or development.

18 Our response to that, on page 8 of our  
19 statement, is that there is no street access to the  
20 property. And, therefore, motor vehicle parking is  
21 obviously impossible, also prohibited by the exchange  
22 agreement in the interest of maintaining the most  
23 natural possible setting.

24 Third, given the immediate proximity to  
25 the university campus and the fact that the rowers

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1 already walk or bike to Thompson's boathouse for  
2 practice and events, that will be the same system  
3 here.

4 In a separate place in the W-0, there is a  
5 requirement for a parking management plan. That is  
6 addressed on pages 10 and 11 of our statement. I  
7 would like to move to that because it fits in with the  
8 parking waiver.

9 The parking management plan is required  
10 for infrequent special events, such as regattas. And  
11 Georgetown's plan is as follows. All students in  
12 Georgetown's crew team will either walk or bicycle to  
13 the site.

14 Visitors and visiting crew teams will be  
15 shuttled to K Street, a short walking distance to the  
16 boathouse along the Capital Crescent Trail. The team  
17 of visiting crews will park on the campus for the  
18 duration of the regatta after dropping off team  
19 members.

20 Patrons will be encouraged to park on  
21 campus and utilize the shuttle or walk to the  
22 boathouse from the campus. A critical point on that  
23 in terms of the gatherance of people is that the  
24 finish line of these regattas is down by Thompson's  
25 boathouse.

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1           The races start up at the Georgetown  
2 boathouse. So the gathering of people will tend to be  
3 down by, what do you call it, Georgetown Harbor and  
4 Thompson's boathouse and the pedestrian walkways in  
5 that vicinity.

6           And in that vicinity were any members of  
7 the public who want to see the regatta. You're  
8 already in a commercial area with restaurants and  
9 office space and condominiums and the usual Georgetown  
10 neighborhood animation.

11          So we based on those principles request a  
12 waiver of the parking requirement. We believe it is a  
13 workable situation. The variance request on the  
14 waterfront setback as to the unique conditions and  
15 practical difficulty upon the property if the  
16 requirement is met, we indicate that obviously the  
17 proximity to the water is critical for a boathouse.  
18 You just have to get the boats in the water. And it's  
19 a fairly minor difference between what is proposed and  
20 what the regulations are requiring.

21          One of the critical site constraints is  
22 the narrowness of the site. Basically it backs up to  
23 the Capital Crescent Trail. And there is a  
24 right-of-way there. And so the boathouse is basically  
25 set back as far as it can before coming up against the

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1 Capital Crescent Trail.

2 Then, finally, you have the  
3 seven-foot-in-diameter underground sewer main that  
4 significantly affects construction on the site. Those  
5 are the constraints regarding the waterfront setback.

6 I do want to correct an error on my part  
7 in the statement of March 13th at the top of page 9.  
8 I misunderstood something at that time in stating here  
9 that Georgetown will not be able to provide public  
10 access to the waterfront or between the boathouse and  
11 the water. That is not correct. There will be  
12 complete public access. I might point out there is a  
13 chain link fence around the Washington Canoe Club next  
14 door, which is a different kind of facility perhaps,  
15 but this will have public access.

16 The goal of the waterfront setback, as I  
17 understand it, in the W-0 zone was so that people of  
18 the public walking along the waterfront would be able  
19 to proceed unimpeded.

20 Then the special exception for the  
21 boathouse use itself, there are four criteria set  
22 forth in paragraph 917.1v. I would like to proceed  
23 with number 2 and then 4 and then 1 and 3. Anyway,  
24 criterion 2 states, "The facility shall not result in  
25 fill of normally submerged areas and shall minimize

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1 excavation to that reasonably required."

2 We respond that there will be no fill of  
3 normally submerged areas and excavation is minimized  
4 given the construction technique of using augers for  
5 the pilings that Mr. Kirwan just testified about.

6 Four requires off-street parking according  
7 to normal standards. We have utilized a request for  
8 the special exception under W-0 to waive the parking.

9 Criteria 1 and 3, "Facility shall be  
10 designed to enhance the visual and recreational  
11 opportunities along the waterfront and shall be  
12 located so as not likely to become objectionable to  
13 surrounding nearby property because of noise, traffic,  
14 or parking" and not to limit access along or to the  
15 waterfront.

16 In regard to those, as far as enhancing  
17 the visual quality, the high endorsement of the  
18 Commission of Fine Arts speaks well to that. They  
19 were, among other things, looking at elevations as  
20 viewed from the water with the Washington Canoe Club  
21 existing structure and the proposed boathouse side by  
22 side.

23 Those last two criteria really go to the  
24 public purpose rationale, which is the concluding  
25 section of our W-1 application as well as W-0. I will

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1 just highlight those. I won't take a lot of your  
2 time, Madam Chair.

3 First, low-impact recreational use of the  
4 waterfront, no adverse effects on neighboring  
5 property. This is a recreational use that will  
6 animate this part of the waterfront. Most of the site  
7 will remain in an actual condition. Yet, the  
8 recreational use, which is highly compatible with park  
9 use, will add some interest along the waterfront for  
10 bikers and hikers and others.

11 If you look at exhibit B, the photograph  
12 that we provided, the bottom one shows a photograph  
13 from the Capital Crescent Trail through a grassy part  
14 of the site with Key Bridge in the background. And  
15 you can see the fence of the Washington Canoe Club at  
16 the left.

17 This grassy part of the site, unlike the  
18 trees, in terms of views to the water and of Key  
19 Bridge, which are mentioned in some of the letters in  
20 opposition, this is exactly where the 50-foot side  
21 yard between the boathouse structure of Georgetown and  
22 the property line of the Washington Canoe Club will  
23 fall. So this view across the grassland and to the  
24 river and Key Bridge will remain because of the side  
25 yard setback.

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1                   And, of course, the boathouse use  
2                   generates very little noise. It is part of a plan, a  
3                   federal recreational plan, really, developed by the  
4                   National Park Service and endorsed by the National  
5                   Capital Planning Commission, incorporated in the  
6                   Georgetown waterfront park plan with a boathouse zone  
7                   and four boathouse sites, including this one. So  
8                   there has been a lot of planning for this as a  
9                   recreational use along the water.

10                   Second, consistency with a comprehensive  
11                   plan. The comprehensive plan at section 1115.1c under  
12                   "Public and Institutional Land Use Objectives," calls  
13                   for the District of Columbia to engage in waterfront  
14                   planning and to "capitalize on unrealized  
15                   opportunities for creating exciting and imaginative  
16                   waterfront-focused recreation" and that "new  
17                   development should enhance the physical and  
18                   environmental quality of the rivers and adjoining  
19                   areas."

20                   Third, the Ward 2 element of the  
21                   comprehensive plan calls for the city to work with the  
22                   National Park Service to ensure that Ward 2 waterfront  
23                   areas, including Georgetown, Maine Avenue, Buzzard  
24                   Point, and along the Anacostia provide public access  
25                   and use.

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1 I'm almost done. Federal element under  
2 "Natural Features and Recreation on Waterfront"  
3 states, "All lands within 150 to 200 feet of the  
4 water's edge along the Potomac and Anacostia Rivers  
5 should be managed in a manner that will encourage the  
6 enjoyment and recreational use of water resources  
7 while protecting the scenic values of the waterways."

8 The generalized land use map indicates  
9 recreation and open space. This use is actually a  
10 combination of both in that the easement will require  
11 the remainder of this site other than the boathouse  
12 footprint to remain perpetual open space.

13 And that concludes my comments, Madam  
14 Chair.

15 CHAIRPERSON MITTEN: Thank you.

16 MS. GIORDANO: That concludes our  
17 presentation. I will ask everybody, all of our  
18 witnesses, to come forward at this time for questions.

19 CHAIRPERSON MITTEN: Thank you.

20 Who would like to start with questions?  
21 Mr. Hood?

22 VICE CHAIRPERSON HOOD: Mine will probably  
23 be the quickest because I am more interested in the  
24 discussion. Let me just ask this. Looking at some of  
25 the submittals that were entered into the record, who

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1 is the Potomac Boat Club? I don't know who to even  
2 direct that question to. Who is it?

3 MR. JOHNSON: The Potomac Boat Club is an  
4 organization that owns a facility that is downstream  
5 from our proposed facility about 150 yards or so  
6 downriver.

7 VICE CHAIRPERSON HOOD: Downriver. Okay.

8 MR. JOHNSON: It is a private boat club  
9 restricted by zoning, I think, to 250-275 members.

10 VICE CHAIRPERSON HOOD: Okay.

11 MR. JOHNSON: Yes. Actually, this will  
12 help. Potomac Boat Club is the white building with  
13 the green trim right next to the Aqueduct Bridge. The  
14 Washington Canoe Club is the green structure with  
15 white trim.

16 VICE CHAIRPERSON HOOD: Okay.

17 MR. JOHNSON: And then our proposed  
18 boathouse is a -- this is a photograph with our  
19 building superimposed on it.

20 VICE CHAIRPERSON HOOD: Is this picture in  
21 front of me in succession? You have what's proposed,  
22 and then you have the Washington Canoe Club. And then  
23 you have the Capital Crescent.

24 MR. JOHNSON: Correct.

25 VICE CHAIRPERSON HOOD: That's exactly how

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1 it sits?

2 MR. JOHNSON: Correct.

3 VICE CHAIRPERSON HOOD: Okay. Thank you.

4 Now I have a question. And forgive me.  
5 This is from the Park Service, Ms. Blumenthal, I  
6 believe. It's mentioned in this correspondence. It  
7 says the commission established a boating subcommittee  
8 five years ago, which has worked very hard and  
9 collegially, despite its own difference, to come to a  
10 support of a plan that blends public, private, and  
11 university uses. Who was this subcommittee made up  
12 of?

13 MS. BLUMENTHAL: It was made up of the  
14 university coaches from Georgetown, Tony Johnson,  
15 George Washington, high school rowers, other college  
16 rowers, and I believe some rowers that are what they  
17 call masters -- they're not in a collegiate program at  
18 all, but they still row competitively -- and parents  
19 who are supporters. And the Washington Canoe Club was  
20 a member of that but dropped out.

21 VICE CHAIRPERSON HOOD: Okay. Most of the  
22 time when I see subcommittees, I think of everyone  
23 involved, community participants. That's what I was  
24 looking for there, but that obviously didn't happen at  
25 that point.

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1 MS. BLUMENTHAL: If I may, the Georgetown  
2 Waterfront Commission, of which that was a  
3 subcommittee, had sort of special interest  
4 subcommittees. Those that were interested in one  
5 particular aspect focused on that. There was also a  
6 design subcommittee and some other --

7 VICE CHAIRPERSON HOOD: A lot of  
8 subcommittees to --

9 MS. BLUMENTHAL: Yes.

10 VICE CHAIRPERSON HOOD: -- counteract the  
11 subcommittees. Okay.

12 MS. BLUMENTHAL: It's Georgetown.

13 VICE CHAIRPERSON HOOD: All right. I'm  
14 confused on that. Let me move to my next questions.  
15 You've kind of answered my question I had about George  
16 Washington. I don't know if should I even bring this  
17 up, but I'm going to.

18 Even though you still say you have on the  
19 table an agreement with George Washington -- and that  
20 was one of my questions, are we being also fair to the  
21 other universities in the area? You all have  
22 something similar, same type of agreement or similar  
23 agreement with George Washington?

24 MS. BLUMENTHAL: With respect to George  
25 Washington, we're at the beginning of a long process,

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1 similar to what we have gone through with Georgetown.

2 I think it's fair to say -- and perhaps, Tony, you  
3 could help me with this -- that George Washington is  
4 probably the only other university that has a program  
5 large enough to necessitate its own facility.

6 There are a number of other university  
7 programs, American, Catholic, but they are small  
8 enough programs so that they will continue to have  
9 their shells in Thompson's Boat Center, which is where  
10 --

11 VICE CHAIRPERSON HOOD: Thompson's?

12 MS. BLUMENTHAL: Yes. That will become a  
13 center for scholastic eights and some fours, which  
14 count high schools and the Catholic and American.

15 VICE CHAIRPERSON HOOD: So, Mr. Johnson,  
16 you don't see opening your doors to other universities  
17 being able to come in and use your facility?

18 MR. JOHNSON: We've been asked if in our  
19 building we would have others as a part of it, whether  
20 high school or university. We have said, a, no, that  
21 I think we want to see how the facility functions and  
22 works as our own facility in terms of rowing from it  
23 and the storage of shells.

24 The rowing tank is an area that I see that  
25 others -- it will be made available to others, whether

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1       that be institutions or other rowing club groups.  
2       This will be the first rowing tank in the immediate  
3       D.C. area. And I know that it will be well-received  
4       by others. And we want to share that.

5                   VICE CHAIRPERSON HOOD:     Okay. I wrote  
6       this down. Someone mentioned that the other area,  
7       which is the area that is being exchanged for, could  
8       be built as a matter of right because it is already a  
9       CM-1. And I wrote myself a note, "Why not build it  
10      there, as opposed to here?"

11                  MR. BRANGMAN:     Thank you, Commissioner  
12      Hood. I was the one who mentioned that that site is  
13      currently zoned and was zoned when we received  
14      ownership of it, but perhaps Ms. Blumenthal can answer  
15      the question better as to why we probably shouldn't  
16      build there. I think she spoke a little bit about  
17      that as part of her testimony.

18                  MS. BLUMENTHAL:    We agreed that it is  
19      zoned that they could build there as a matter of  
20      right, but from the perspective of the resource and  
21      both properties -- let me clarify.

22                  Both the property that Georgetown owns  
23      upstream, which is on that big aerial photograph, --  
24      it is about as far up as Delcarlia Reservoir; that's  
25      about how far up it is -- and our property are both

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1 within the boundary of the C&O Canal National Historic  
2 Park. But we believe that the property upstream that  
3 Georgetown owns is a much more sensitive site, a much  
4 more valuable resource.

5 The property that we are exchanging with  
6 them is second grove. It's invasive. It's exotic  
7 plants. It's been tremendously disturbed by the  
8 construction of the sewer, the Dulles interceptor  
9 sewer. And we would rather see the development down  
10 here on the boathouse than on a less fragile site.

11 VICE CHAIRPERSON HOOD: Okay. Let me go  
12 back to you, Mr. Johnson, because I also have here in  
13 your testimony, when you were testifying, I was going  
14 along with what you were saying. You were saying  
15 about the public enjoyment. That kind of led me to  
16 believe that the public was going to also be able to  
17 come in and utilize the facility, but obviously I was  
18 incorrect in my assumption.

19 MR. JOHNSON: The boathouse is planned and  
20 primarily, the primary user will be the university.  
21 We will have some other components, some public  
22 component. What exactly that is still -- we have been  
23 offered funds to run a summer program for the youth of  
24 Washington, D.C.

25 We have run camps before that were not

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1 just for Washington, D.C. We have a model of a group  
2 that we think would be functional for the public good.  
3 And we would like to investigate that. We haven't  
4 been promised any of those things.

5 We know we want to get into some public  
6 component, but we are also sensitive to other users of  
7 the river, other groups that are already doing some of  
8 these things. And where exactly our place is in that  
9 is still to be determined.

10 VICE CHAIRPERSON HOOD: Okay.

11 MS. BLUMENTHAL: Mr. Hood, if I might add,  
12 Thompson's and the boathouse that we are going to be  
13 building, I can show you better right here, between  
14 Potomac and the Key Bridge, are public facilities.  
15 The public can go in there and rent canoes, kayaks.  
16 They offer public lessons for rowing at Thompson's.

17 So the public need is accommodated on the  
18 Georgetown waterfront in an existing and proposed  
19 facility. Additionally, we are working as part of our  
20 own planning but as part of the Anacostia waterfront  
21 initiative to advance the public facilities on the  
22 Anacostia.

23 The D.C. Rec, Department of Recreation, in  
24 conjunction with something called Capitol Rowing Club  
25 has just opened a facility at the 11th Street Bridges.

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1           We understand that Gonzaga High School  
2           wants to move, I guess physically has moved, to the  
3           Anacostia because it is more in keeping with their  
4           location but, more importantly, their social mission  
5           in the city. So the outreach to the public and to  
6           teaching rowing in the city is occurring in more than  
7           just at Georgetown boathouse.

8           VICE CHAIRPERSON HOOD: And I guess this  
9           will go to Mr. Muse, the architect, because I am very  
10          much interested in hearing further discussions. When  
11          I first looked at this, this is what I have to go by.

12          If I am looking at this and reading the  
13          materials, I just thought that this was just  
14          humongous. I'm going to be frankly honest. I thought  
15          that was extremely large for everything that we have  
16          been doing with the waterfront initiative here in the  
17          city.

18          The whole thing is the view, being able to  
19          see the waterfront. Unfortunately, I didn't have  
20          that. I think that would have helped me. And if it  
21          was here, I didn't see it.

22          But what I was going to ask, Madam Chair,  
23          including what we have here, but since we don't have  
24          it, I would like to see views from certain angles with  
25          this proposed building. I am not condemning it to the

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1 architects.

2 I'm not saying anything negative about it.

3 I just think from my perspective in looking at what I  
4 have to look at, I thought that this was huge.

5 I have been educated this evening on  
6 rowing and rowing tanks and everything else. So maybe  
7 now I can go back. And I have more knowledge to  
8 proceed with an intelligent decision.

9 But let me just ask, Mr. Gross, you  
10 mentioned a setback. What is the setback for  
11 Thompson's?

12 MR. GROSS: I don't know, Mr. Hood.  
13 Perhaps Ms. Blumenthal or Mr. Johnson might know.

14 MS. BLUMENTHAL: I don't know, but we  
15 could certainly provide it for the record if you don't  
16 know.

17 MR. JOHNSON: It's about 40 feet.

18 MS. BLUMENTHAL: It's deeper than this.

19 MR. JOHNSON: Yes. It's about 40 feet  
20 from the front of the building to the edge of the  
21 ramp.

22 VICE CHAIRPERSON HOOD: I will tell you  
23 this. I was glad to hear that the public will be able  
24 to go in front of your facility, but the question is  
25 that's why I want to know the setback for Thompson's

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1 is adequate and also make that public access.

2 Now let me ask you a question, Mr.  
3 Johnson. You mentioned about up and down, the rowing.

4 I don't row every day. So I don't know the  
5 terminology. But you mentioned, I think, you go in  
6 one direction, you turn around, and you come back in  
7 the other direction.

8 MR. JOHNSON: In the rowing tank, yes.

9 VICE CHAIRPERSON HOOD: No.

10 MR. JOHNSON: Oh, I'm sorry. On the  
11 river, yes. I'm sorry.

12 VICE CHAIRPERSON HOOD: Who's going to  
13 control that? You mentioned that some people you  
14 can't control. I'm one of those folks that you're not  
15 going to be able to control.

16 Who is going to have jurisdiction that's  
17 in front of this boathouse? Are you going to claim  
18 jurisdiction or are you just going to have to say,  
19 "Excuse me. We need to work around them"? How is  
20 that going to work?

21 MR. BRANGMAN: Excuse me. There are two  
22 questions there. There is a Potomac River safety  
23 committee that grew out of a recognized need for  
24 better education and regulation, if you will. It's  
25 all self-regulated for users on the river, primarily a

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1 campaign of awareness and education for what the  
2 hazards of the rivers are, for us in our case, for  
3 rowers, and also what is common courtesy and safe. We  
4 all are on the lookout for the person who just happens  
5 to be out there.

6 The second question about the use of the  
7 commonly accepted pattern on the river has been for  
8 the canoe club to use the water from in front of their  
9 club up behind the three sister islands. And that  
10 showed on the map that we had. And we will have to  
11 cross that path. I consider it -- again, let me pull  
12 that up.

13 Washington Canoe Club is the white area  
14 there, and the proposed boathouse is in the outline  
15 right there. For us to get out to the rowing lanes,  
16 we have to cross out to the long white line here.  
17 That long white line would be similar on a highway to  
18 a right-hand shoulder if you're going from right to  
19 left, as the shells do.

20 Shell traffic is coming upriver. And the  
21 right-hand side of that lane of traffic from the Key  
22 Bridge to the three sisters islands, your rock  
23 formation right in here, is this long line. The  
24 return and their left-hand shoulder would be the  
25 dividing line between the two paths of traffic:

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1 upstream and then back downstream. Upstream they'll  
2 go on another mile or two miles, wherever a crew  
3 chooses to turn around.

4 For us to depart our boathouse, we would  
5 go out beyond some designated area, hopefully agreed  
6 upon with Washington Canoe Club. And we would propose  
7 that we mark that with a line of buoys in the water.

8 In order to do that, we have to have the  
9 permission of whatever regulates all of this. I think  
10 it's the Corps of Engineers. It would be simple  
11 enough to do. It's a very simple thing to put in.

12 I would propose that we would teach our  
13 people to not sit out here in front of our boathouse  
14 but just to go out beyond this line of buoys. And  
15 when they're ready to row, they would go on up river  
16 or if they are going downriver and the similar thing  
17 for coming back in.

18 In my mind, it is no different than  
19 sharing the same road, pulling out of your driveway,  
20 pulling out of a shopping center. You watch for  
21 traffic coming one way or the other, and you proceed.

22 I think we can learn to do that.

23 VICE CHAIRPERSON HOOD: I have just two  
24 more quick questions. In looking here at the  
25 schematic on A-1.01, I am just wondering if you could

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1 get by with something less than what I see here.

2 Again, I go back to my initial statement.

3 When I first looked at it, I thought it was just  
4 entirely too large for the waterfront and everything  
5 that we have been trying to do down here with the  
6 waterfront initiative, like the rowing tank.

7 I don't know. Can that be scaled back  
8 some? Where you have here the three boat bays, can  
9 that be condensed a little more than what I see here  
10 on this schematic? Could you get by with something  
11 less than what you have?

12 MR. JOHNSON: The whole purpose and point  
13 of building a boathouse is to build a facility that we  
14 think will serve our needs for a long time to come.

15 So size and scale, the components of the  
16 program is one that we thought matched best our needs  
17 and expense. It's comparable to other universities  
18 that are similar in ones we compete with, similar to  
19 Georgetown and ones we compete with. I would hate to  
20 have to cut back on that basic program.

21 VICE CHAIRPERSON HOOD: You wanted to add  
22 to it?

23 MR. BRANGMAN: Excuse me, Commissioner  
24 Hood. If I might, I would answer that question a  
25 little bit differently. With respect to the size of

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1 the facility, if you'll remember, during the  
2 presentation when Mr. Muse talked about the overall  
3 size of the boat bays at the lower level and the  
4 overall size of the rowing tank at the lower level, on  
5 the boat bays, I would argue if we make those any  
6 smaller than they are, then the vessels that we have  
7 to store inside won't fit. So the size of those bays  
8 is being driven by the length of those crafts of those  
9 shells.

10 VICE CHAIRPERSON HOOD: What about the  
11 rowing tank?

12 MR. BRANGMAN: On the rowing tank, I think  
13 the correct answer is yes, if we wanted to have less  
14 than 24, we could configure a tank that would be  
15 smaller. The question then that I would pose to Tony  
16 is whether or not something less meets what his  
17 coaching needs and desires are.

18 But if you flip to the second floor of the  
19 plan and you look at the configuration with respect to  
20 the locker rooms and the amount of space that we have  
21 to provide for the size teams that we have got, that  
22 is also dictating a particular floor plate size or  
23 size of the building, which cannot be reduced.

24 If we start to get into a situation there  
25 where we are starting to diminish the size of the

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1 facility or give preference to one team over the  
2 other, meaning men over women or women over men, then  
3 we also get into Title IX issues that we've got to  
4 deal with in terms of the size facility that we're  
5 providing.

6 VICE CHAIRPERSON HOOD: Okay. Thank you.

7 I'm looking forward, Madam Chairman, to hearing the  
8 further discussion. Let me just ask this final  
9 question, which --

10 MR. MUSE: Same question. Just one more  
11 answer about that is that one of the things about this  
12 boathouse is that it really has very few rooms in it.

13 When you compare this with other  
14 boathouses being made today, for example, the  
15 Princeton boathouse, where our boathouse on the second  
16 floor has the exercise room, which is that central  
17 room, at Princeton, that central room is a social hall  
18 basically. There are men's exercise rooms and women's  
19 exercise rooms.

20 We have really reduced it to the fewest  
21 number of rooms. So what we are trying to do is  
22 really two things: number one, size the rooms  
23 properly but not make any more rooms than we have to.

24 VICE CHAIRPERSON HOOD: My last question  
25 is one that puzzles me often. When I hear all the

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1 support you've got, the Georgetown Board, the ANC, and  
2 others and then I get a lot of letters of opposition,  
3 that puzzles me.

4 I am hoping that the ANC person is here  
5 because I have some questions. Well, I have on  
6 particular question. Who did the outreach to the  
7 neighborhood? Was it the Park Service or was it  
8 Georgetown? Who did that?

9 MS. BLUMENTHAL: I'd say we both did.

10 MR. BRANGMAN: Yes, Commissioner Hood, on  
11 any projects that Georgetown undertakes within our  
12 community, we are always out in the community  
13 reviewing our projects with the various entities that  
14 we have to present them to. So we take a very active  
15 role in getting out before the community to present  
16 our project.

17 Ms. Blumenthal is right. In this case,  
18 the two of us went together because we recognized from  
19 day one that we don't own the land yet. It is Park  
20 Service land. That is actually part of the reason we  
21 entered into the agreement so that we could go  
22 forward, too, with the voice of one, rather than  
23 individually.

24 VICE CHAIRPERSON HOOD: And you have the  
25 ANC support?

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1 MR. BRANGMAN: Yes.

2 VICE CHAIRPERSON HOOD: Recent support or  
3 was it --

4 MR. BRANGMAN: We have been to the ANC on  
5 two occasions. I believe their vote was taken in  
6 2001. If we have to go back again, that is not  
7 something that we are loathe to do. We spend a lot of  
8 time before the ANC for the number of projects in  
9 Georgetown.

10 VICE CHAIRPERSON HOOD: I wouldn't even  
11 ask. I was just curious that -- I'm just not getting  
12 the balance here with the letters I have and what was  
13 brought forth from the advisory neighborhood  
14 commission.

15 In your view of those meetings, those  
16 outreach meetings that you went to and dealt with, was  
17 it a lot of opposition? Was it for working together?  
18 What was your view on it?

19 MR. BRANGMAN: Most of the public review  
20 meetings that we went to, there were some questions.  
21 We gave a presentation that is very similar to the  
22 presentation that we gave to you this evening. As I  
23 stated in my testimony, I think you have heard others  
24 say, we received unanimous support on those where we  
25 required to have a vote.

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1           We spent time with the Washington Canoe  
2 Club, who is probably one of the major I might say  
3 detractors with respect to what we are proposing to  
4 do. We spent three meetings with them. A lot of my  
5 belief since you're asking me for my opinion of what  
6 you are seeing now did not happen until very recently.

7           We're not sure why that is. It may be  
8 more appropriate for you to ask them why they're  
9 objecting this late in the game.

10           VICE CHAIRPERSON HOOD: Let me just say  
11 this. I am going to ask them.

12           MR. BRANGMAN: Thank you.

13           VICE CHAIRPERSON HOOD: I just wanted to  
14 get your view, as opposed to having to ask you on the  
15 back end. And I probably would have forgotten it. I  
16 figured I would ask you while I remembered. That's  
17 why I asked that question. They will be asked of the  
18 ANC also.

19           MS. GIORDANO: If I could just add also?  
20 What may appear like a broad number of individuals is  
21 really an orchestrated few organizations which are the  
22 source of opposition.

23           CHAIRPERSON MITTEN: We're not going to  
24 have any demonstrations. We're not going to have any  
25 feedback from the gallery here. Everybody will get a

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1 chance to make their own representation.

2 MR. GROSS: If I could add --

3 VICE CHAIRPERSON HOOD: Let me just say,  
4 though. I asked that because I think the record  
5 definitely took me for a loop because I was expecting  
6 one thing, and I got something else. But we will ask  
7 for that. I will ask the appropriate people at the  
8 appropriate time.

9 Thank you, Madam Chair.

10 CHAIRPERSON MITTEN: Thank you, Mr. Hood.

11 MR. GROSS: If I could add to that, Mr.  
12 Hood? Just in the last few days, in terms of the  
13 interests of rowing organizations and recreational  
14 organizations oriented to the river, in the last few  
15 days, substantive letters in support went into the  
16 record from the National Capital Area Scholastic  
17 Rowing Association, the Potomac Boat Club, the Potomac  
18 River High School Boathouse Coalition, the Georgetown  
19 Waterfront Commission, Potomac River Sports  
20 Foundation. I guess those are the main ones I  
21 noticed. So even among the rowing and recreational  
22 community, we have a lot of support there.

23 CHAIRPERSON MITTEN: Thank you.

24 Mr. May? Mr. Hannaham?

25 COMMISSIONER HANNAHAM: The last series of

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1 questions, that was a concern I had, too. Obviously  
2 it will all come out because we will be hearing from  
3 other people.

4 I think it was Mr. Brangman. I think you  
5 mentioned during the course of this whole process of  
6 planning and review that many of the revisions that  
7 you have made actually were a result of talking to  
8 people.

9 I just would be interested in if you could  
10 give us some highlights as to how those kinds of  
11 interactions affected the final design that you  
12 presented to us tonight. Where did you start from?  
13 How were you affected? What kinds of things did you  
14 learn? What changes did you make?

15 MR. BRANGMAN: Let me first say that Muse  
16 Architects is not the first set of architects that we  
17 had on this project. We had actually hired another  
18 firm to do an initial feasibility study for us and  
19 took the plan out that they had proposed to do. We  
20 were just not convinced that that plan was doing for  
21 us what we needed to have done as an institution and  
22 also in terms of what we were looking for and for this  
23 project to be on the waterfront.

24 As we went through the ANC process, as we  
25 went through the old Georgetown Board process and Fine

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1 Arts Commission process, as we spent time with the  
2 Washington Canoe Club, as we spent time with the C&O  
3 Canal Commission folks, we were taking notes during  
4 those meetings.

5 A lot of the final solution with respect  
6 to the separation of the trail, our service lanes with  
7 respect to the bike trail are as a result of direct  
8 conversations during those meetings or, actually, two  
9 meetings that we dealt with on them.

10 Some of the changes that the architects  
11 made with respect to the decisions to try and scale  
12 the building in three different pieces and start to  
13 divide that up was as a result of some of the comments  
14 that we had initially gotten from some of the  
15 Washington Canoe Club folks.

16 So there has been a concerted effort to  
17 make changes to the design, again, from our point of  
18 view keeping always in consideration that we had a  
19 program that we were trying to achieve; that we were  
20 trying to meet with this facility; and that given the  
21 constraints of, again, the size of the shells and what  
22 needs to go into this building, it can only be but so  
23 small.

24 At one point in time, I should say as well  
25 we actually had two facilities: one that took care of

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1 primarily the storage of the shells and the locker  
2 rooms and training room above and another that was the  
3 rowing tank and some storage with it as well, which  
4 created what appeared to be too small a facility on  
5 the site, but when you added it all up, it ended up  
6 being larger than the one that we are currently  
7 proposing now.

8 I think it is just a matter of we get  
9 these guys to work. They come up with a scheme. We  
10 sit down. We review it. We listen to the comments.  
11 I can't say that we take all of them and make changes  
12 to the proposed plans that we have got, but we do try  
13 to accommodate those that still allow us to use the  
14 building as we would like to see it used.

15 COMMISSIONER HANNAHAM: Would you consider  
16 those kinds of recommendations or suggestions locally  
17 to be of more importance as up and down the East Coast  
18 to other universities that you visited, other sites  
19 that you looked at?

20 MR. BRANGMAN: I'm not sure I could answer  
21 that in terms of what went into some of those  
22 facilities. I would say that I think that --

23 COMMISSIONER HANNAHAM: In terms of their  
24 effect on you and the decisions you finally made with  
25 regard to design.

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1 MR. BRANGMAN: Yes. We made a concerted  
2 effort to try and make this not look like some of  
3 those.

4 COMMISSIONER HANNAHAM: Okay. That is  
5 learning, too, learning what not to do.

6 MR. BRANGMAN: Yes, yes.

7 MR. MUSE: One more point of things that  
8 we learned from other groups, this photo montage that  
9 you have spoken about, it really helps to show what  
10 this boathouse is about. The first drawing we showed  
11 to the Washington Canoe Club was the one that, Mr.  
12 Hood, you said you thought made this building look  
13 awfully large. We had drawn that from further  
14 downriver to try to show these two buildings together.

15 Members of the Washington Canoe Club who  
16 were going to meet with them requested that we have a  
17 drawing from straight across the river to show the  
18 entire river.

19 So it's not just making changes in terms  
20 of requests from these groups, but it's really being  
21 willing to show them whatever they would like to see  
22 about this building, whatever angle they would like to  
23 see it from, whatever combination of other buildings  
24 in context to make sure that it's fully understood.

25 COMMISSIONER HANNAHAM: Thank you. Thank

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1 you, Madam Chair.

2 CHAIRPERSON MITTEN: Thank you, Mr.  
3 Hannaham.

4 Mr. May?

5 COMMISSIONER MAY: Okay. Thank you. I  
6 will try to deal with the quick and easy questions.

7 Ms. Blumenthal, what was the GW site you  
8 pointed to? I missed where that was supposed to be.  
9 So that is on the other side of the Key Bridge, then?

10 MS. BLUMENTHAL: Yes. It's between the  
11 Key Bridge and 34th Street. That's the bottom end of  
12 the boathouse zone that was established in the '80s  
13 through the planning process.

14 COMMISSIONER MAY: That was my other  
15 question. I read those reports that went way back on  
16 options for boathouse locations. And I was a little  
17 confused about what was still in the picture as the  
18 realm of possibility. So that's the furthest  
19 downriver?

20 MS. BLUMENTHAL: Correct.

21 COMMISSIONER MAY: I think that is  
22 probably it for questions for you.

23 MS. BLUMENTHAL: The other one, actually,  
24 the photo montage makes it really easy to show you  
25 where the little one is where we do singles and

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1 doubles and kayak.

2 COMMISSIONER MAY: Okay.

3 MS. BLUMENTHAL: Next to Potomac Boat  
4 Club, --

5 COMMISSIONER MAY: Right. Oh, I see.

6 MS. BLUMENTHAL: -- there are three  
7 townhouses right there, privately owned townhouses.  
8 We will acquire those, demolish them, and then in that  
9 site between the Potomac Boat Club and Key Bridge  
10 build a public facility for singles, doubles, kayaks,  
11 and canoes. That will be the public facility if you  
12 want to go rent a kayak or canoe.

13 COMMISSIONER MAY: Okay. Thank you.

14 I guess I have questions for Mr. Johnson.

15 On the shells, you use the same ones all the time.  
16 The team use the same ones. And so if you have a meet  
17 that's in another location, a truck pulls up and picks  
18 them up and carries them away?

19 MR. JOHNSON: Yes.

20 COMMISSIONER MAY: How often does that  
21 kind of thing happen?

22 MR. JOHNSON: We travel to three or four  
23 regattas in the course of the fall. We race on six or  
24 seven weekends through the spring, into March and into  
25 this time of the year in mid May. And some of those

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1 weekends, we're racing at home, and some squads are  
2 traveling.

3 Georgetown owns two trucks, two trailers  
4 in case we have two directions we're going in. So a  
5 typical would be pulling the trailer in on a Friday  
6 from campus, -- it's stored up on campus in a garage,  
7 will be in a garage -- bring it down, load it up,  
8 drive off either Friday night or Saturday morning with  
9 it.

10 We don't need to leave the trailer here  
11 once it's loaded. And, in fact, it will be difficult  
12 to make full use of the boathouse and have the trailer  
13 on site because it is or isn't the place where the  
14 trailer is going to partially block the doors or the  
15 bays.

16 COMMISSIONER MAY: I imagine you're doing  
17 that now in your current situation. You have a  
18 similar kind of construction --

19 MR. JOHNSON: Yes.

20 COMMISSIONER MAY: -- where you can park?

21 MR. JOHNSON: Yes.

22 COMMISSIONER MAY: Right. Okay. I think  
23 in your previous discussion, you explained everything  
24 I needed to know about rowing tanks. And I appreciate  
25 it.

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1 I have a question about the lanes. I am  
2 glad this drawing is up here. Are these the lanes  
3 that you use now for rowing or is it different?

4 MR. JOHNSON: The long lines that go from  
5 Key Bridge up towards the sisters are the ones that  
6 are used now, yes. Yes.

7 COMMISSIONER MAY: Okay. But when there's  
8 a regatta and there's a finish line that's down at  
9 Thompson's, then there's obviously a different lane?

10 MR. JOHNSON: That's correct. On the  
11 rowing course, there's a 2,000-meter rowing course on  
12 the river for collegiate and club rowing. There's a  
13 1,500-meter course that's used by the high schools.  
14 Both of those courses for rowing involve changing the  
15 normal traffic pattern on the river because you are  
16 either starting on the wrong side of the river or  
17 finishing on it or whatever.

18 So we do not train on a day-to-day basis  
19 on the full length of our race course.

20 COMMISSIONER MAY: Okay. Well, that  
21 explains it.

22 MR. JOHNSON: That's probably more than  
23 you wanted to know, too.

24 COMMISSIONER MAY: No, no, no. That's  
25 helpful. Can you point to me, generally speaking,

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1 what the course is?

2 MR. JOHNSON: First, the finish line for  
3 the 2,000-meter course is at the lower end of the  
4 boardwalk at Washington Harbor. And it is four lanes  
5 wide, and it goes right up through this second arch  
6 from Virginia. And this white line is where it  
7 starts, but in order to run the full course, it has to  
8 start up on the wrong side of the traffic pattern on a  
9 day-to-day basis and then straight on down through  
10 here to finish at Thompson's, 2000 meters from the  
11 boardwalk at Washington Harbor to the top of the three  
12 sisters.

13 COMMISSIONER MAY: Okay. All right.  
14 Thank you.

15 Let's see, now. I have some architecture  
16 questions. Since it's a map amendment, I'll try to  
17 restrain myself. Otherwise I would ask a lot more  
18 questions.

19 CHAIRPERSON MITTEN: It is a special  
20 exception under the W-0. So knock yourself out.

21 COMMISSIONER MAY: Oh, good. Thank you.  
22 No one has any plans for the evening, right? No.  
23 This should be pretty simple anyway.

24 It is interesting to hear Commissioner  
25 Hood's reaction to the drawings that were done.

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1       Actually, it would be kind of nice if somebody could  
2       take that one down because I had kind of the opposite  
3       reaction.

4               When I looked at the perspective, it  
5       seemed like because of the way we were seeing this  
6       prospective drawing, that we were seeing more of the  
7       compatible elements.

8               I mean, there's clearly a difference in  
9       the size, but it's a very deliberate effort to make  
10      the wings match up with the Washington Canoe Club.  
11      But then when I saw that one there, it looks like when  
12      the photo montage was done, that somebody took the  
13      image of the building you are proposing and sort of  
14      inflated it by about 20 percent because it looks just  
15      about 20 percent bigger than the rest of the context.

16              Now, that's almost an aside because the  
17      real question for me has to do with the building  
18      heights overall. And the question of this statement,  
19      I guess, is can you run through again what the heights  
20      were of the building because I remember hearing 50 and  
21      40 and 30? I would just like to know exactly what  
22      those were.

23              MR. MUSE: Well, first of all, to talk  
24      about the two drawings, we had made this drawing  
25      originally because in coming at it from an angle like

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1 this, it does show the depth of the wings, the fact  
2 that the two side wings are pushed back.

3 We believed originally that showing that  
4 three-dimensional quality of this building was very  
5 important. And, as I said a couple of seconds ago, it  
6 was only when the Washington Canoe Club requested a  
7 drawing that is really an elevation and directly  
8 across the river, which flattens this building out.  
9 So I think you have to look at both of those together.

10 COMMISSIONER MAY: Sure.

11 MR. MUSE: The heights of the buildings,  
12 the main pavilion in the middle to the ridge of the  
13 roof, the very top is 54 feet. To the ridge of the  
14 wings, it's 41 feet. And then we step down again to  
15 the ridge of the entry, and that's 32 feet.

16 Bill, you might pick up the entry facade  
17 drawing. Once again, not only because of the  
18 Washington Canoe Club but because of how you will  
19 approach this building by land, this is what you see  
20 when you arrive by land.

21 This is how the building is stepping down  
22 from 54 feet all the way back to 41 feet to 32 feet to  
23 step that scale down and put what really appears to be  
24 an enclosed porch on this end facade.

25 We have also talked about landscaping the

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1 area between this building and the Washington Canoe  
2 Club to make something that is in scale with how you  
3 approach along that walkway.

4 It is fairly consistent in the way the  
5 waterfront buildings are made, that you have a  
6 different scale from land than you do from water. So  
7 then as we go out to the water, that's when we see the  
8 larger scale of this building because you see it from  
9 all the way across the river.

10 Once again, I would ask that you pair up  
11 those two drawings to realize that the wings are quite  
12 far back from that main projecting body.

13 COMMISSIONER MAY: Now, let me say that,  
14 first of all, I don't feel too concerned about it  
15 because I think it is a very handsome building. I  
16 understand pretty thoroughly the difficulty of trying  
17 to combine this particular style with the space  
18 requirements that you have because it will grow the  
19 apparent mass of the building quite substantially.

20 And I think you have done a very good job  
21 of trying to scale all of that back and poke enough  
22 holes in it in the process with the porches and the  
23 other elements to make it have a more personal scale  
24 and relate better on all sides. I think it is, as I  
25 said, a very handsome building.

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1 I guess my question about heights goes  
2 more to the technical side of height measurement,  
3 though. So I guess I have to ask the first question.

4 When we have a building that is subject to a 40-foot  
5 height limit, we have to measure the height from the  
6 front of the building, which is where? Is it on the  
7 river?

8 MR. MUSE: Would you point to the drawings  
9 and clarify that?

10 COMMISSIONER MAY: Thank you. So that's  
11 what I would have expected, but, then again, the front  
12 of the Capitol is not what most people think it is.  
13 So I had to ask directly.

14 Theoretically from the front, from the  
15 measuring point in the middle of that front elevation,  
16 somewhere along the line, whatever the average is, to  
17 the ceiling of the uppermost finished floor is how  
18 much?

19 MR. MUSE: That is 40 feet.

20 COMMISSIONER MAY: It's exactly 40 feet?  
21 Okay. Does that account for the way the grade drops  
22 off there at the front in the natural grade? I don't  
23 think we can measure from the finished grade or is  
24 that right?

25 CHAIRPERSON MITTEN: Well, this is tricky

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1 because there's no street. I think it is the finished  
2 grade at the middle of the front.

3 COMMISSIONER MAY: It's the finished  
4 grade, once they finished the grade?

5 CHAIRPERSON MITTEN: Somebody can --

6 COMMISSIONER MAY: All right. Well, I  
7 would like to see that in the drawing somewhere  
8 because I tried to figure it out from what I had. And  
9 I couldn't see any heights of the ceiling there.

10 It was just a little confusing for me to  
11 talk about a 54-foot ridge. And I had to understand  
12 exactly how much we lose in that due to the fact that  
13 it's a gable roof.

14 I guess, believe it or not, that's  
15 actually it for my architectural questions. I do have  
16 one other question that goes to the use. Maybe this  
17 is an architectural question. I don't know.

18 The exercise room, what exercise is  
19 actually going to occur there? And what kind of stuff  
20 is going to be in that space? It's not the weight  
21 room or anything like that because --

22 MR. JOHNSON: The rowing machines,  
23 ergometers are the primary --

24 COMMISSIONER MAY: What?

25 MR. JOHNSON: A rowing machine, an

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1 individual rowing machine. There is one very popular  
2 common manufacturer of a rowing machine, which is  
3 called an ergometer.

4 COMMISSIONER MAY: Okay.

5 MR. JOHNSON: They are seven feet long and  
6 help teach people what -- it has a monitor on it. So  
7 you get instant feedback, what they're doing, how much  
8 they're doing relative to one another, relative to  
9 their performance the day before, the year before,  
10 whatever.

11 COMMISSIONER MAY: I have to ask this  
12 question because I know I saw a reference to other  
13 uses or other events within the space. And I'm  
14 thinking particularly about the exercise room.

15 I presume that what you're proposing or  
16 what would occur in the exercise room rules out pretty  
17 much that anybody is going to sort of push the stuff  
18 to the side and have some kind of reception there  
19 because you're not proposing any kind of use that's  
20 not related specifically to rowing, right?

21 MR. JOHNSON: The primary purpose is a  
22 training area, training facility. And in the plan,  
23 there is a smaller club room, if you will, on the  
24 front corner. Maybe at some point in the future, that  
25 will be converted into a second office.

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1           If you had a small group of alumni,  
2           parents after an event, after a race, they might spill  
3           out onto the balconies. We'll primarily use that  
4           area.

5           The rowing machines can be moved, and the  
6           area could be used. We don't plan, we don't envision  
7           that happening when we are in our primary function  
8           time of training. It defeats the purpose if we help  
9           parties there, for example, because it defeats the  
10          whole purpose and the reason we're raising the money  
11          we are and wanting to have the facility for what we  
12          want to have it for.

13                 COMMISSIONER MAY: And the development  
14          office has seen the plans, right?

15                 MR. JOHNSON: Yes.

16                 COMMISSIONER MAY: Okay. So it's within  
17          the realm of possibility, but it's really not. It  
18          would be problematic for a regular use as an event  
19          hall. Okay.

20                 I think that's it for me. Thanks.

21                 CHAIRPERSON MITTEN: Thank you, Mr. May.

22                 I want to talk a little bit more about the  
23          parking. In talking about why it's appropriate to  
24          waive the on-site parking requirement, there is a case  
25          made for the fact that the routine use of the facility

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1 will be by students and those students are coming by  
2 walking or cycling.

3 Then Coach Johnson talked about use of the  
4 rowing tank by other groups, which, then, they're  
5 obviously not going to be coming from Georgetown.  
6 They're going to be coming from elsewhere.

7 So that introduces a component into the  
8 parking management that really isn't dealt with by  
9 people. You can't rely on people coming, walking, and  
10 cycling. So what do you propose to do about that?

11 MR. JOHNSON: The closest access point  
12 would be still to be determined by the Park Service  
13 and the bike trail but basically at the Aqueduct  
14 Bridge.

15 Right now you could drive up to the fence  
16 on Washington Canoe Club. There's hardly any room to  
17 turn around. But presumably the access will be cut  
18 off at Aqueduct Bridge. And so a user, if they came  
19 by bus or car or foot or whatever would be parking  
20 back on Water Street, which ends at Aqueduct Bridge.

21 CHAIRPERSON MITTEN: Okay. I guess I need  
22 to know more about the number of people that might be  
23 coming. This you may need to think more about and  
24 just make an additional submission. How many people  
25 might be coming to use the rowing tank? That is going

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1 to be a certain volume of cars, and they are going to  
2 need to be dealt with.

3 I am a fairly frequent user of the Capital  
4 Crescent Trail. And unless it's quite early in the  
5 morning, there's not an abundance of available parking  
6 down there. So I just ask you to give that some  
7 further consideration.

8 MS. BLUMENTHAL: Madam Chair, can I help  
9 with this, please?

10 CHAIRPERSON MITTEN: Sure.

11 MS. BLUMENTHAL: The long-range plan for  
12 the park would be that at a certain point in time,  
13 when it's developed and when we're the property owner  
14 on both sides except for the Potomac Boat Club, which  
15 is staying, calls for a Thompson's Boat Center parking  
16 lot kind of configuration underneath Key Bridge of  
17 about 100 spaces. You know how the Thompson's Boat  
18 Center is?

19 CHAIRPERSON MITTEN: Yes.

20 MS. BLUMENTHAL: So we will reconfigure  
21 the end of K Street to provide parking for those  
22 people who want to go up to use the rowing machines  
23 or, in other words, at a certain point in time, cars  
24 will no longer be permitted other than emergency  
25 vehicles to go all the way up to where they go now.

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1 CHAIRPERSON MITTEN: So they essentially  
2 won't have access past the Aqueduct Bridge?

3 MS. BLUMENTHAL: Somewhere in there. We  
4 have to work with the District because it involves K  
5 Street, but at some point in time, there will be a  
6 turnaround, and cars will no longer go there. And we  
7 will be providing metered parking, like we have at  
8 Thompson's.

9 The other issue that affects why  
10 Georgetown needs a waiver is our land exchange  
11 agreement, which turns into perpetual covenants  
12 running with the land, precludes parking on their  
13 site.

14 CHAIRPERSON MITTEN: I understand that  
15 part.

16 MS. BLUMENTHAL: Yes.

17 CHAIRPERSON MITTEN: I'm just saying there  
18 needs to be some kind of a plan.

19 MS. BLUMENTHAL: Of how they would get  
20 people there?

21 CHAIRPERSON MITTEN: Right. And there  
22 needs to be a plan appending the parking lot if the  
23 ultimate plan is to have these people park.

24 Since you mention that there is going to  
25 be some reconfiguration of the end of K Street, I

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1 would be interested in having, even if it's just  
2 preliminarily, some kind of understanding about what  
3 that is going to look like because I also have a  
4 concern and I was a little bit distressed that we  
5 haven't had any feedback from the Department of  
6 Transportation yet about the proposal to shuttle buses  
7 with team folks or whatever that are going to be  
8 competing on the site and turning around at the base  
9 of K Street because that is a fairly chaotic little  
10 tangle of cars right now.

11 So I would be interested in knowing what  
12 that is eventually planned to look like and how buses  
13 will be turning around in that area given that still  
14 that is the access point to the Capital Crescent  
15 Trail. So any feedback that you all could give on  
16 that point I would appreciate.

17 Also, in terms of controlling access to  
18 the site, vehicular access to the site, I don't know.

19 I think, Coach Johnson, you mentioned that there  
20 might be a fence or a gate at some point?

21 MR. JOHNSON: Yes, yes.

22 CHAIRPERSON MITTEN: The Washington Canoe  
23 Club has a fence, right, if I remember correctly?

24 MR. JOHNSON: Well, what has been proposed  
25 by the C&O Canal part of the National Park Service --

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1 it is only a proposal at this point -- is to have an  
2 under Aqueduct Bridge, somewhere around Aqueduct  
3 Bridge bollards that are fixed that would  
4 allow bicyclists and hikers and so on through to use  
5 the trail and then some sort of a gate that the  
6 Washington Canoe Club and Georgetown would have a key  
7 card for to access to our facilities.

8 CHAIRPERSON MITTEN: That would just be at  
9 a certain point so that vehicles couldn't pass, but  
10 there wouldn't be any kind of fencing around the  
11 facility itself?

12 MR. JOHNSON: Not around our facility, no.  
13 No. And this would be back somewhere around the  
14 Aqueduct Bridge is what we have been -- what the C&O  
15 Canal, park people suggested.

16 CHAIRPERSON MITTEN: Anything that you can  
17 do to explain that better to us so that we would  
18 understand what the configuration might look like in  
19 the future would be helpful. The case where there  
20 would be regatta and you had mentioned that there  
21 would be -- that the finish line is down at Thompson's  
22 --

23 MR. JOHNSON: Yes.

24 CHAIRPERSON MITTEN: But all the team  
25 folks have been shuttled up to the Georgetown

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1 boathouse. And they leave all their things there.  
2 And they put their boats in the water. And then they  
3 race to Thompson's. Then they come back.

4 MR. JOHNSON: Yes.

5 CHAIRPERSON MITTEN: How does that get  
6 accomplished?

7 MR. JOHNSON: If we have a regatta that  
8 Georgetown hosts, it's a small regatta that involves  
9 one or two visiting schools. One school, we would be  
10 able to entertain them, you know, have them unload  
11 their shells at our facility, launch from there, go  
12 race, come back, load their shells up, and go from  
13 there.

14 CHAIRPERSON MITTEN: Yes. It's the coming  
15 back part. How do they get back?

16 MR. JOHNSON: They just row. They row  
17 their shells.

18 CHAIRPERSON MITTEN: Oh, they row it back?  
19 Okay.

20 MR. JOHNSON: They row it back up.  
21 Absolutely. They row it back up.

22 CHAIRPERSON MITTEN: I didn't know if they  
23 were like, "Okay. We're done. We've got it."

24 MR. JOHNSON: They got out at the end? If  
25 there's a larger regatta that we are involved with, we

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1 can't accommodate everybody from this facility. It  
2 wouldn't be enough room. And so we would have to, as  
3 we do now, use Thompson's Boat Center there, get a  
4 permit from the Park Service and make arrangements to  
5 use that.

6 The spectators, the people watching an  
7 event, it's simple because, as has been explained,  
8 they aren't going to be watching from the early part  
9 of a race.

10 CHAIRPERSON MITTEN: Right. I understand  
11 that part.

12 We have in the applicant's submission from  
13 November of 2002 some information about the capacity  
14 of Thompson's. Although we know the sizes of the boat  
15 bays and so forth, it would be helpful to me if you  
16 could translate that into boats because then I could  
17 compare it with Thompson's.

18 MR. JOHNSON: Comparing our size?

19 CHAIRPERSON MITTEN: What you have  
20 proposed, what is the capacity in terms of boats or  
21 shells or whatever they're called?

22 MR. JOHNSON: Shells. Our eight-oared  
23 shells would be stored in the three bays where they  
24 are perpendicular to the river. There are three bays.

25 There would be the ability to keep 30 eights in those

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1 three bays.

2 The bays in the wing to the left, which  
3 would be used for small boats, would be a mixture of  
4 four-oared shells, two and one-person. And I would  
5 just venture very quickly that might be ten fours,  
6 perhaps as many pairs, two-man shells, and some number  
7 of single and recreational users teaching, to teach  
8 people to row in a one-person boat.

9 CHAIRPERSON MITTEN: Okay. And when you  
10 said "30 eights," that's per bay or all together?

11 MR. JOHNSON: No, no. Total. That's the  
12 total for those three bays.

13 CHAIRPERSON MITTEN: Okay.

14 MR. JOHNSON: Entering a bay, that's five  
15 on one side, five on the other, ten times three.

16 CHAIRPERSON MITTEN: Okay.

17 MR. JOHNSON: Five shells high on the side  
18 is higher than is normally used in a boathouse and  
19 accessed on a daily basis. In other words, some of  
20 those upper shells might be stored and you shift them  
21 around.

22 But it is higher than is normally used.  
23 At Thompson's, we are all using five shells high. And  
24 you have to use ladders to get them down, et cetera.

25 CHAIRPERSON MITTEN: It's not convenient

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1 for regular use?

2 MR. JOHNSON: It's not convenient, but it  
3 can be done, yes.

4 CHAIRPERSON MITTEN: Okay. Several places  
5 where there were responses given to concerns about the  
6 dimensions of the dock -- and we really haven't talked  
7 about the dock and the projection into the water.

8 In one of these places, but I think I saw  
9 it one or two different places, I think this was a  
10 letter from the Park Service to perhaps the Washington  
11 Canoe Club or something, where the statement was made  
12 that the university has little ability to control the  
13 dimension of the dock, but there is no explanation of  
14 that.

15 So could you explain to us what dictates  
16 the dimension of the dock and why that can't be  
17 altered?

18 MR. JOHNSON: One, there is an apron. If  
19 I could use three definitions, we will call one an  
20 apron, which is basically the same horizontal level as  
21 the boat bays themselves. You walk out from the boat  
22 bays right out onto an apron, and you're not dropping  
23 down. That comes out 45 feet. And there is a reason  
24 for that.

25 And then from the edge of the apron

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1 closest to the water, which is at that point actually  
2 out over the water, there is a ramp, which is this  
3 next section, that is sloped down to the dock. And so  
4 we have the three pieces: the apron, the ramp, and  
5 the dock.

6 The apron is 45 feet in the wintertime,  
7 because of the -- not that it happens every year, but  
8 because the river might freeze and the ice if it  
9 freezes and it's thick enough and it moves, it could  
10 tear everything out. We have to remove the dock. All  
11 of the users along the Potomac River do this.

12 So in the winter, we take our ramps, and  
13 we either put them on the dock or we put them  
14 somewhere, probably on the dock. And we float the  
15 dock to somewhere where it is secure and safe out of  
16 the river, the current because of the eventuality that  
17 the river might freeze and the ice would be very  
18 thick. When it goes, if it goes suddenly, everything  
19 goes with it.

20 If in that situation that the docks are  
21 gone and we have a flood in the winter, as we did in  
22 January of '96, and we have to remove shells from the  
23 boathouse, we have to figure out how we are going to  
24 get them out of this building.

25 There are doors on the back side, but the

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1 steep embankment behind us doesn't allow us to get a  
2 60-foot shell out the back. You run into the bank and  
3 trees and everything else.

4 We have to come out the front. And if  
5 we're coming out the front, we have to walk on  
6 something. We have to have something. So that 45  
7 feet allows us to get a 60-foot shell out and turn  
8 without having the ramp or the dock there and turn it  
9 and carry it around to the side, where we put it on a  
10 trailer and drive it elsewhere.

11 So the ramp at 45 feet, could it be 42  
12 feet or 43? Perhaps, but 45 for a 60-foot shell to  
13 maneuver it, we thought was good. And then the ramp  
14 itself, because it's tidal, we have to allow for a low  
15 tide, high tide, and being able to walk down that ramp  
16 and not have it too steep. I don't know that that  
17 dimension is, but that's a fixed engineering figure.  
18 And then the width of the dock is just to operate off  
19 of.

20 CHAIRPERSON MITTEN: And the width of the  
21 dock what? I'm sorry?

22 MR. JOHNSON: That width of the dock is 20  
23 feet. I'm not sure of that. We could get that for  
24 you.

25 CHAIRPERSON MITTEN: And how about the

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1 length of the dock?

2 MR. JOHNSON: The length of the dock, 240.

3 CHAIRPERSON MITTEN: What dictates that  
4 dimension?

5 MR. JOHNSON: When we launch shells, we  
6 launch them all off the face of the dock towards the  
7 river. We store our coach boats, our launches that  
8 we're going to coach from. We can't keep them on the  
9 front of the dock because that's where the shells go.

10 And so we keep them on the back side or  
11 the end but preferably not the end for a clearance  
12 reason for oars and shells. We keep them on the back  
13 side.

14 And the length of those launches, we first  
15 looked at a dock that was 180 feet. A 180-foot dock  
16 allows 3 shells to be put in the water at the same  
17 time coming or going. To add some length that's not  
18 in 60-foot dimension, we could, but when we looked at  
19 180, we did not have enough room behind to store the  
20 launches. And so we went to 240.

21 CHAIRPERSON MITTEN: Okay.

22 MR. JOHNSON: I would add --

23 CHAIRPERSON MITTEN: I knew there was a  
24 reason. I just didn't know what it was.

25 MR. JOHNSON: I would add one other thing.

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1 At Thompson's Boat Center, where there are many  
2 institutional, club and institutional, users, we have  
3 launches that are tied and stored so closely together  
4 that they are continually beat up and fiberglass and  
5 aluminum boats. We look forward to a time with our  
6 own boathouse that we could get a more fragile but  
7 pontoon boat that would not throw a weight.

8 One of the problems that we have on the  
9 river, in addition to all of the shell traffic, is  
10 managing the weights that the coaches throw up on the  
11 other shells. So we look forward to being able to  
12 have a weightless launch, which is a more fragile  
13 launch, but we would have the space to do that here.  
14 We don't have the space to do it at Thompson's.

15 CHAIRPERSON MITTEN: Thank you.

16 Okay. What I would like to do now before  
17 we go to cross-examination is take a break for about  
18 five minutes. And during that time, we will make an  
19 assessment of how far we think we can get this evening  
20 since we're obviously not going to get done tonight to  
21 hear from everybody.

22 And we'll figure out when we might  
23 continue this so that those of you who don't want to  
24 stay for the rest of the hearing tonight if it doesn't  
25 look like we're going to get to certain aspects of the

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1 testimony, you can be on your way and know when we  
2 will be continuing.

3 So we will take a break for about five  
4 minutes. Thank you.

5 (Whereupon, the foregoing matter went off  
6 the record at 9:23 p.m. and went back on  
7 the record at 9:40 p.m.)

8 CHAIRPERSON MITTEN: Realistically and  
9 optimistically, what we will get through this evening  
10 is the cross-examination of the applicant's witnesses  
11 and then the report of the Office of Planning and the  
12 cross-examination of the Office of Planning.

13 So this evening we will not get to the  
14 parties and persons in support and parties and persons  
15 in opposition, but I need to consult with the parties  
16 about their availability for a subsequent session.

17 Mr. Bastida, what are you suggesting in  
18 terms of a continuation date?

19 SECRETARY BASTIDA: I would suggest, Madam  
20 Chairman, Thursday, June 5, which is two weeks from  
21 today. We have a hearing this coming Thursday of next  
22 week. And that's when I'm suggesting that.

23 CHAIRPERSON MITTEN: Okay. Ms. Giordano,  
24 your witnesses, can they all be back on the 5th?  
25 Okay. Dr. Schuette, how are you fixed for the 5th?

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1 And if you need to give me an extensive answer, you  
2 need to come and get on the mike. Otherwise --

3 DR. SCHUETTE: I'm at your convenience,  
4 but from the back of the room, people are telling me  
5 that that's when the junior trials are and would not  
6 be available.

7 CHAIRPERSON MITTEN: Is that a rowing  
8 thing?

9 DR. SCHUETTE: Canoeing. Same idea.

10 CHAIRPERSON MITTEN: Okay.

11 DR. SCHUETTE: But can I --

12 (Laughter.)

13 CHAIRPERSON MITTEN: I don't know. Well,  
14 we want to be sensitive to that.

15 DR. SCHUETTE: If you'd give me just one  
16 second? If you want to poll the other parties, let me  
17 continue the discussion in the back.

18 CHAIRPERSON MITTEN: Okay. I will do  
19 that. Let me find my list.

20 And somebody forgot that they were  
21 supposed to turn their cell phone off.

22 Mr. Mopsik?

23 MR. MOPSIK: As far as I know. I'll have  
24 to check.

25 CHAIRPERSON MITTEN: Okay. Mr. Brooks?

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1 I'm sorry. You missed my little intro there. We're  
2 determining a date for continuing the hearing beyond  
3 whatever we think we can get done tonight. And I was  
4 asking whether or not you would be available on the  
5 5th of June, which is a Thursday.

6 I would also add that if you find that you  
7 are not available for the continuation date, your  
8 group can always designate someone else to testify.

9 MR. BROOKS: I will be available.

10 CHAIRPERSON MITTEN: You will? Okay.  
11 Great. So it will be the 5th of June that will be the  
12 continuation date at 6:30 p.m. in this room. And that  
13 is when we will take the testimony from persons in  
14 support and parties and persons in opposition. But  
15 everyone is more than welcome to stay through the rest  
16 of the hearing tonight.

17 So we will now go to cross-examination.  
18 The ANC will be given the first opportunity to do  
19 cross-examination. Mr. Starrels, did you have any  
20 cross-examination of the applicant's witnesses? No?

21 Okay. Then, Dr. Schuette, you're next.  
22 They won't bite.

23 DR. SCHUETTE: How do I do this? Am I  
24 allowed to ask the various members as they went  
25 through their presentations?

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1 CHAIRPERSON MITTEN: You can either direct  
2 the questions yourself or if you don't know who is  
3 best suited to answer, Ms. Giordano is usually very  
4 helpful in assisting whoever might be asking questions  
5 in directing the correct person to answer.

6 All I ask is that you refrain from  
7 testifying at this point and you're just asking  
8 questions of the applicant's witnesses on the  
9 testimony, either their oral testimony or what was  
10 submitted in writing.

11 DR. SCHUETTE: Yes, ma'am. I guess this  
12 would go to the architects. What drawings were shown  
13 the ANC, the OGB, and the CFA? I have a list from the  
14 Old Georgetown Act, from their Web site. And it has a  
15 very extensive list. I am sure you guys have seen  
16 that. It would be sufficient if you just told me that  
17 list.

18 MR. MUSE: The drawings that they were  
19 shown are the same drawings that were shown tonight  
20 with the exclusion of the photo montage.

21 DR. SCHUETTE: So there was no photo  
22 montage. If I might have that? That's the only copy  
23 I have. So they have a site plan indicating footprint  
24 of adjacent or neighboring structures, significant  
25 fence lines, structures?

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1 MR. MUSE: Yes.

2 DR. SCHUETTE: Where did the footprint of  
3 WCC come from?

4 MR. BRANGMAN: It came from both survey  
5 information that we have from surveyors whom we hired  
6 to go to the site and get information. It also came  
7 from siting measurements at one point in time through  
8 the fence since we couldn't get access to the  
9 facility.

10 And then it also came as a result of  
11 finalizing some of those dimensions from a meeting  
12 that actually took place on site, on your site, and I  
13 believe through a meeting that may have been arranged  
14 through you with our project manager, Chris Jordan,  
15 and our surveyors.

16 DR. SCHUETTE: And was the C&O Canal on  
17 the drawings that were submitted? And was the Canal  
18 Road on the drawings that were submitted?

19 MR. BRANGMAN: The C&O Canal is on the  
20 drawings that are submitted. Excuse me. The towpath  
21 is on the drawings that were submitted. Canal Road is  
22 not, no. And the canal is not, but it is up to the  
23 towpath.

24 DR. SCHUETTE: If I might, may I borrow?  
25 With your permission, I would like to show the side

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1 view.

2 CHAIRPERSON MITTEN: Dr. Schuette, I just  
3 want to make sure that you are going to ask a  
4 question.

5 DR. SCHUETTE: Yes, I am.

6 CHAIRPERSON MITTEN: Okay.

7 DR. SCHUETTE: What I'm looking for is the  
8 side view of the facility. And since they're not my  
9 drawings, this is risky. Here we go.

10 Was this drawing shown to the ANC and to  
11 the CFA and --

12 MR. BRANGMAN: Yes, it was.

13 DR. SCHUETTE: Okay.

14 CHAIRPERSON MITTEN: And just for the  
15 record, I just wanted to note that that is the east  
16 elevation? Yes. That was the east elevation.

17 DR. SCHUETTE: What does approval of the  
18 Army Corps of Engineers mean? You mentioned, I  
19 believe it was Bill mentioned, you mentioned that you  
20 had approval from the Army Corps of Engineers.

21 MR. KIRWAN: We stated we had preliminary  
22 approval after showing them our concept. Approval  
23 will come after we make a final submission to them  
24 once this property has zoned.

25 DR. SCHUETTE: So you haven't submitted an

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1 application yet?

2 MR. KIRWAN: No. We have only had initial  
3 consultations with the Army Corps.

4 DR. SCHUETTE: He had a different opinion  
5 on where we were versus what has been reported, and I  
6 was just trying to figure out what that meant.

7 Tony, how many eights and quads does GU  
8 currently own?

9 MR. JOHNSON: It's about 20 eight-oared  
10 shells. And I -- the process is you buy a shell and  
11 you use it for X number of years, and then you sell  
12 it. And there's some in between there. We have 15  
13 eights stored at Thompson's. We have three stored  
14 down in Anacostia. We have one on the trailer. I  
15 guess that's 19. Fours and quads, we have seven.

16 DR. SCHUETTE: Okay. And in '95, you had  
17 17 eights, 6 quads, 8 pairs, and 5 singles. I'm  
18 assuming that you probably have about 8 pairs and 5  
19 singles right now.

20 MR. JOHNSON: You went through that list  
21 too fast for me to make sure.

22 DR. SCHUETTE: In '95, you said you had 17  
23 eights, 6 quads, 8 pairs, and 5 singles. And that's,  
24 you know, plus/minus.

25 MR. JOHNSON: Right. The pairs, pair,

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1 doubles, and singles is essentially the same now.

2 DR. SCHUETTE: In December, you told us  
3 that you had 16 eights. Have you guys really acquired  
4 three more eights since December?

5 MR. JOHNSON: Well, I'm not sure what --  
6 how the nature of the question was. At Thompson's  
7 Boat Center -- and if I misinformed you, I'm sorry.  
8 At Thompson's Boat Center, we have 15 eights that we  
9 can use on a daily basis.

10 We had two more racks down there that we  
11 could store shells on, but they could not -- they were  
12 storage racks.

13 DR. SCHUETTE: Okay.

14 MR. JOHNSON: And on those two racks, we  
15 stored three shells. And so that's the 18. And we've  
16 acquired two since then and sold one.

17 DR. SCHUETTE: Okay. You told us in  
18 December that you were planning on eventually having  
19 24 eights. Do you still stand by that number?

20 MS. GIORDANO: To interrupt, I think the  
21 cross-examination needs to be on his testimony. I  
22 think we're on the third conversation that took place  
23 a couple of years ago or something.

24 CHAIRPERSON MITTEN: Dr. Schuette, where  
25 are you going with this?

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1 DR. SCHUETTE: Okay. Where I'm going with  
2 this is in the size and what you care about, the size  
3 and height of this building. I don't want to state my  
4 testimony right now, but an eight is 58 feet long max,  
5 plus/minus.

6 The problem that is being held with the  
7 docks because of the ramp, the push back onto the  
8 Capital Crescent Trail, and with the special exception  
9 -- or excuse me -- the variance of the 15 feet versus  
10 25 feet or 100 feet all have to do with the 80-foot  
11 center section of the building.

12 An eight is only 58 feet long. There is  
13 no reason to house a boat unless they're going to come  
14 up with some new class of rowing shell to fit in an  
15 80-foot building.

16 CHAIRPERSON MITTEN: Okay.

17 DR. SCHUETTE: And it doesn't make sense  
18 when you're adding singles and pairs --

19 CHAIRPERSON MITTEN: Why don't we cut to  
20 the chase? We'll just ask the architect why given the  
21 length of an eight, do you have to have the size of  
22 the center section be as deep as it is? How's that,  
23 whoever is going to respond?

24 MR. JOHNSON: First of all, there are  
25 eight-oared shells that are 56 feet, and they are out

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1 to 60 feet long.

2 CHAIRPERSON MITTEN: What size are yours?

3 MR. JOHNSON: A mixture.

4 CHAIRPERSON MITTEN: Okay.

5 MR. JOHNSON: The shells built for the  
6 bigger people are a little longer these days. At each  
7 end of the bay, one, you have to have access for  
8 safety purposes, just movement of people. We also  
9 will have shell storage at the front end.

10 Until we're actually -- one of the  
11 problems with this facility is, as Stephen Muse has  
12 pointed out to me, you always have things to store the  
13 extra riggers, the oars, where do the life preservers  
14 go, you know, all of these things.

15 And the bays at Thompson's varied 70-plus  
16 feet. And they are tight at the ends for the access  
17 around the shells given all of the other storage that  
18 is there.

19 We would invite you to come down and view  
20 at Thompson's what happens and how people move and how  
21 that all works.

22 CHAIRPERSON MITTEN: You're going to have  
23 to put that into the record because we can't  
24 individually go down and take a look. So if you  
25 wanted to provide some photographs or some drawings

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1 that would illustrate what that looks like and how  
2 that works at whatever dimension it is, that could  
3 help.

4 Okay. Back to you, Dr. Schuette.

5 DR. SCHUETTE: My garage has the same  
6 problem. I have a four-car garage that fits two cars  
7 because I have so much junk.

8 You talked about a 14-foot ceiling height  
9 to the first floor. And that was to hold a rowing oar  
10 vertically?

11 CHAIRPERSON MITTEN: Could you say that  
12 into a microphone so we get it on the record?

13 MR. MUSE: That plus the storage of the  
14 shells, yes.

15 DR. SCHUETTE: Okay. So we are going to  
16 have shells not only going to 12 feet, like Tony  
17 proposed, then, but to 14 feet. So we can actually  
18 put seven shells vertically?

19 MR. JOHNSON: I'm not sure. It is cheaper  
20 to build space up than it is to build more bays. In  
21 trying to build for the future, we knew that we wanted  
22 to have space to store shells that we do not race in.

23 One of the -- if you want me to explain it  
24 all, there are shells made that cost between 14-15  
25 thousand dollars and 25 or a lot more if you choose to

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1 do that.

2 The ones that are less expensive are  
3 perfectly adequate for most training, teaching  
4 purposes. The ones that are more expensive are a  
5 little lighter, a little stiffer, a little more  
6 fragile, what I refer to as ding-resistant.

7 If you row in the Potomac River and you  
8 have a lot of debris in it, as we do right now, it's a  
9 little bit more dangerous for our very expensive  
10 shells.

11 So we want -- we would like to be able to  
12 have some of each of these, to have a racing shell  
13 that we didn't have to use except at prime racing time  
14 and we can put it on a rack and not use it.

15 Currently for our six, eight squads, we  
16 have three shells that we can do that with now. And  
17 then we have a number of shells that are less  
18 expensive to buy, less to maintain, and certainly  
19 suitable for most of the training. It's a matter of  
20 mixing these.

21 We're more confined in what we can do with  
22 that at Thompson's. We look forward to having more  
23 space so that we can have a better mix of those kinds  
24 of shells.

25 In addition, we're building a boathouse

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1 today for what we see as the needs and the demands  
2 today, but we realize that we're building a boathouse  
3 hopefully for 100 years or some long-term period of  
4 time. And we would like to know that we are going to  
5 be answering the needs of the program in the  
6 university for years to come.

7 CHAIRPERSON MITTEN: Thank you.

8 DR. SCHUETTE: Thank you very much, Tony.  
9 That works out to 36 eights. You currently have 19.  
10 Thirty-six eights. That's 300 students on the water  
11 simultaneously.

12 MR. JOHNSON: A number of those shells  
13 will be stored in racks that can't be accessed and  
14 can't be used on a daily basis. They're like putting  
15 things in your attic. And you're going to have to get  
16 it down, put the riggers on, and use it. They will  
17 not be used on a daily basis.

18 Currently we have those 15 eights that  
19 take more than 15 crews out per day. All of those  
20 shells, you know, if you have a shell for training in  
21 the fall and you use a different shell for racing in  
22 the spring, you're not putting people in them at the  
23 same time.

24 DR. SCHUETTE: I think we can move on from  
25 this. You talked about the traffic pattern for the

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1 crews. I'm wondering, how does a rowing shell get to  
2 the rowing lane?

3 And I think you actually did answer that,  
4 although you showed a very steep angle, wouldn't you  
5 agree, for a shell coming off the dock? You're  
6 probably going to go upstream 200 meters in order to  
7 get out to the rowing lane? You're not tied in?  
8 You're going against current?

9 MR. JOHNSON: Maybe it is 200 meters. It  
10 might be less to go out across to the rowing lanes.

11 DR. SCHUETTE: And once you get to the  
12 rowing lane, do you then plan on sitting in the rowing  
13 lane to then tie in?

14 CHAIRPERSON MITTEN: I'm going to just  
15 ask, what does "tie in" mean?

16 DR. SCHUETTE: They have to tie their feet  
17 in, a lot like Ben-Hur. You know, they tie their feet  
18 into the shoes into the shell to prepare to row. And  
19 so prior to --

20 CHAIRPERSON MITTEN: They don't do that  
21 when they leave?

22 DR. SCHUETTE: I've seen them doing it in  
23 the water. So I'm assuming that they do it in the  
24 water. Tony can show us.

25 MR. JOHNSON: If you have a dock situation

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1 where you are not making other people wait to either  
2 get off the dock or land, then you sit at the dock.  
3 And you might lace your feet in. The rowers get into  
4 a shell in their bare feet or with socks on. And  
5 there are shoes in the boat or a clog in the boat that  
6 they slip their feet in.

7 If a shell has been used by a different  
8 crew, there's an adjustment in it for shorter and  
9 taller people. So all of that tying in is a term  
10 used for how they adjust and get set to actually go  
11 row.

12 The distance from the dock out to this  
13 dotted line, which we referred to as a buoy line, the  
14 idea of the buoy line would be to have people be able  
15 to leave our dock and not sit in the way of canoers  
16 from Washington Canoe Club should they be out  
17 practicing and training at the same time that we are  
18 there.

19 The buoy line, as we showed it here, is  
20 between a race course for Washington Canoe Club and  
21 the right-hand shoulder lane for traffic going  
22 upstream. It will all work.

23 DR. SCHUETTE: So you're going to then tie  
24 in in the rowing lane is what you just told me?

25 MR. JOHNSON: No. They could be just the

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1 other side of the buoy line and not be in the rowing  
2 lanes.

3 DR. SCHUETTE: I wonder if the other  
4 rowers know that you're planning on tieing up out  
5 there.

6 CHAIRPERSON MITTEN: Hey, we're just not  
7 going to allow any kind of demonstrations or calling  
8 out. And if you do it again, I'm going to have to ask  
9 you to leave.

10 DR. SCHUETTE: One of my best friends is a  
11 rower. She managed to hit --

12 CHAIRPERSON MITTEN: Are you going to ask  
13 a question?

14 DR. SCHUETTE: Yes, I am.

15 CHAIRPERSON MITTEN: Okay.

16 DR. SCHUETTE: The next question is --

17 CHAIRPERSON MITTEN: You can tell us  
18 whatever you want to tell us when it is your turn to  
19 testify.

20 DR. SCHUETTE: Yes. Tony, I think I read  
21 on the National Park Service Web site an excellent  
22 document that said that rowing oars are 12 and a half  
23 feet long, this document, actually. What length oars  
24 do you use? What oars are 14 feet long?

25 MR. JOHNSON: Three hundred and

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1 seventy-six centimeters. How is that? Twelve-foot,  
2 four. Oars had changed in dimension in the time that  
3 I have been coaching from 12-8, 12-9. They are now a  
4 little shorter, and they are from 12-1 to 12-4.

5 The height of the ceiling is partially  
6 dictated by being out of the floodplain, by allowing  
7 us to store shells and to have the room for all of  
8 those things that get up into ceilings, whether they  
9 be the sewer pipe from up above or whatever. You  
10 would have to -- I guess I would defer to the others  
11 here.

12 DR. SCHUETTE: The reason I ask that  
13 question is that someone testified that they needed 14  
14 foot of first floor height to accommodate the oars  
15 because clearly it's a single unit.

16 CHAIRPERSON MITTEN: I understand.

17 DR. SCHUETTE: But now we're told that  
18 oars are 12 feet, two-tenths. That's roughly a  
19 two-foot difference. And I just wanted to get that on  
20 the record.

21 CHAIRPERSON MITTEN: And Mr. Muse is going  
22 to respond to that.

23 MR. MUSE: That's one of the reasons we  
24 said we had the height. Plus, you have to imagine  
25 that you don't wedge this oar in between the floor and

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1 the ceiling.

2 (Applause.)

3 CHAIRPERSON MITTEN: All right.

4 MR. MUSE: The oars --

5 CHAIRPERSON MITTEN: I am not going to  
6 allow any more demonstrations. And if people insist  
7 on it, I will just clear this room, and we will carry  
8 on this hearing with just the parties and the  
9 applicant's witnesses. I just find this intolerable.  
10 So please don't do that.

11 DR. SCHUETTE: I'm just trying to  
12 understand.

13 CHAIRPERSON MITTEN: It's not your fault,  
14 Dr. Schuette.

15 MR. MUSE: We saw many boathouses where by  
16 missing things by a couple of inches in those  
17 dimensions, it made areas just not useable.

18 These oars sit up in racks. You have to  
19 lift them up, take them out of the rack. You need a  
20 little bit of space to do that in.

21 CHAIRPERSON MITTEN: Thank you.

22 DR. SCHUETTE: Thank you.

23 How many boats fit on your 40-foot  
24 trailer?

25 MR. JOHNSON: Nine eights, three fours, or

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1 some other mixture.

2 DR. SCHUETTE: Thank you.

3 I'm new to this.

4 CHAIRPERSON MITTEN: Take your time.

5 (Pause.)

6 DR. SCHUETTE: What is the overall height  
7 of the building to the water?

8 MR. JOHNSON: The grade, first floor  
9 grade, is nine feet. And that's from zero being --  
10 what's zero? Sea level?

11 DR. SCHUETTE: Sea level at where? Ocean  
12 City? Okay. I would assume that it's tidal. So that  
13 must be some mean tidal level or something, but okay.  
14 Sixty-three feet.

15 What about the American Disabilities Act?

16 CHAIRPERSON MITTEN: There was no  
17 testimony about ADA.

18 DR. SCHUETTE: Well, okay. But there was  
19 testimony about no parking. And I was very intrigued.  
20 And I wanted to ask, where do the maintenance crews  
21 park? Where does the janitor park? Where does the  
22 cleaning lady park? Where does the plumber, the HVAC  
23 guy? Where does security park? Where do the caterers  
24 park?

25 I know in the District I just got a ticket

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1 because I got out of my car and walked 50 feet that  
2 parking means you left your vehicle.

3 CHAIRPERSON MITTEN: How will the parking  
4 plan accommodate people who will be servicing the  
5 building in some way?

6 MR. BRANGMAN: If there is a service need  
7 for the building, as we had talked about having the  
8 service access road, which would be different from the  
9 bike trail, there is an area at the western end of the  
10 building, which is also the emergency turnaround  
11 space, which could also serve as a service parking  
12 area while the building was being serviced.

13 It is not our intention to have down there  
14 parking on any permanent basis. And I think  
15 short-term service, as with any facility, as is the  
16 case on our campus as well, you provide for those when  
17 you need the service. And when the service is  
18 completed, they go away.

19 CHAIRPERSON MITTEN: And then regular  
20 staff people who would be cleaning or some kind of  
21 security or whatever?

22 MR. BRANGMAN: Regular staff people who  
23 would be cleaning, sitting right here, and the  
24 students. Security, we have security officers on  
25 campus. If there is a need for them to go down and

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1 patrol this area as well, that's something that we  
2 haven't discussed with them, but that certainly is  
3 something that we would have to take into  
4 consideration.

5 I think we also have to remember that --  
6 you know, Tony has talked about the fact that there  
7 are going to be bollards, which are at the eastern end  
8 or eastern terminus of the bike trail, which we will  
9 have access cards to be able to get into and out of.  
10 But there is not going to be traffic that is going up  
11 this service road on any type of regular basis. It  
12 will be controlled access. And we will control that.

13 VICE CHAIRPERSON HOOD: Let me just  
14 interrupt while this is fresh. This service access  
15 road that is going to be used for emergency uses, can  
16 it serve as a dual role at the same time? If you've  
17 got an emergency and you have somebody in there fixing  
18 something, which you don't suppose is going to happen,  
19 but those occurrences do happen, will that be able to  
20 serve as a dual role at the same time?

21 MR. BRANGMAN: The service roadway itself  
22 is a separate lane that actually happens out adjacent  
23 to the bike trail. The turnaround area for emergency  
24 vehicles at the west end of the facility is large  
25 enough to hold two or three vehicles if they were to

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1 park there. It is large enough to hold two or three  
2 vehicles in that area.

3 VICE CHAIRPERSON HOOD: And also be  
4 accommodating the emergency use that hopefully doesn't  
5 happen?

6 MR. BRANGMAN: Yes.

7 VICE CHAIRPERSON HOOD: At the same time?

8 MR. BRANGMAN: Yes.

9 VICE CHAIRPERSON HOOD: Okay. Thank you.

10 Madam Chair, let me just say I am still  
11 not satisfied with that answer, but I am just -- so  
12 they can move on with their questioning.

13 CHAIRPERSON MITTEN: Dr. Schuette, go  
14 ahead.

15 DR. SCHUETTE: This is actually for the  
16 National Park Service. You mentioned an exchange  
17 agreement. Could you describe the limits that are in  
18 that exchange agreement beyond the no parking?

19 MS. BLUMENTHAL: I would be glad to.

20 DR. SCHUETTE: Would it be possible to get  
21 a copy of that?

22 MS. BLUMENTHAL: Yes. It's I believe been  
23 submitted as part of the zoning application. And it's  
24 recorded in the land records. And we'll be happy to  
25 make a copy available to the parties.

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1 CHAIRPERSON MITTEN: Let me just interrupt  
2 you real quick. Anything that is provided to the  
3 record by the applicant and other parties after this  
4 date you will be served with.

5 DR. SCHUETTE: Right.

6 CHAIRPERSON MITTEN: But anything that was  
7 submitted prior you will have to get yourself or if  
8 Ms. Blumenthal is offering to give you a copy, then  
9 she will give you one.

10 MS. BLUMENTHAL: But not tonight.

11 DR. SCHUETTE: But not that copy.

12 MS. BLUMENTHAL: Right.

13 DR. SCHUETTE: I don't want your copy. I  
14 would like a copy.

15 MS. BLUMENTHAL: These are following  
16 either prohibitive or prescriptive conditions of this  
17 exchange agreement: that the design is generally  
18 consistent with the design, excluding size, it being  
19 understood that the university's contemplated  
20 improvements are larger of either boathouse row on the  
21 Schuylkill River, Philadelphia, Pennsylvania or the  
22 boathouses of Northeastern University; b) does not  
23 have a footprint or aggregate footprint of more than  
24 15,000 square feet for a boathouse structure, not  
25 exceeding 40 feet in height, excluding space at grade

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1 and below the building and any additional height is as  
2 necessary to accommodate design features. The  
3 location of the boathouse structure shall not be at a  
4 greater distance than 1,155 feet west of Key Bridge.

5 The United States recognizes the physical  
6 limitations and sit conditions may not permit such a  
7 siting and agrees that, if necessary, to resolve  
8 extreme physical design constraints caused by the  
9 limitations or conditions of the site which prevent  
10 the university from designing a boathouse structure  
11 containing the facilities listed, dah dah dah, the  
12 boathouse may be situated more than 1,155 feet west of  
13 Key Bridge so long as no portion of the boathouse is  
14 located beyond a point 1,250 feet west of the Key  
15 Bridge.

16 And, in fact, I believe we had to take  
17 advantage of this provision because of the  
18 requirements of WASA relative to the sewer. We had to  
19 do some shifting because where the sewer passes under  
20 the site and what their requirements were that we did  
21 not know when we signed this in 1994.

22 The university proposes --

23 MS. GIORDANO: Madam Chair, I am just  
24 wondering if Ms. Blumenthal is going to provide this,  
25 if it makes more sense --

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1 CHAIRPERSON MITTEN: If you think you are  
2 going to have some cross-examination questions on the  
3 substance or --

4 DR. SCHUETTE: I absolutely will, but if I  
5 can do that later.

6 MS. BLUMENTHAL: The rest are just an  
7 enumeration, rather than contractual. It is  
8 understood the university boathouse may contain the  
9 following facilities.

10 CHAIRPERSON MITTEN: Before you keep  
11 reading, in light of the fact that if we provide the  
12 document to Dr. Schuette and he has some additional  
13 questions, would you agree to follow up when we  
14 reconvene?

15 MS. BLUMENTHAL: Yes.

16 CHAIRPERSON MITTEN: Okay. Let's do it  
17 that way.

18 DR. SCHUETTE: I appreciate that. It is  
19 unfair. We have been asking for that. I thank you  
20 for your time.

21 I think there is only one last question.  
22 And that would be, the other universities, you  
23 obviously went and saw them all. Do they have a  
24 historic national park as their backdrop and a rails  
25 to trail, like the Capital Crescent Trail, immediately

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1 behind them? Are there any other facilities that  
2 embody that type of river gorge?

3 I am actually familiar with -- you  
4 mentioned Princeton boathouse. It's been there since  
5 1900. But it's all by itself. Has anybody else got a  
6 historic national park behind them?

7 MS. BLUMENTHAL: I would like to address  
8 Princeton, which I believe is on the Raritan, Lake on  
9 the Raritan, and Brunswick, Raritan and Trenton Canal.  
10 It's a state park. It's actually very similar to the  
11 C&O Canal, same vintage, same transportation. I'm not  
12 sure about Boston, but Princeton I know is on a park  
13 circumstance.

14 MR. JOHNSON: I don't believe there's any  
15 other on national paris. The boathouses in  
16 Philadelphia that almost everyone is familiar with on  
17 boathouse row are in Fairmount Park, a city park.  
18 They probably for the most part are older than the  
19 park is, but they are now regulated by Fairmount Park.

20 In Boston it's -- I'm not sure what the  
21 organization is called but a state agency that  
22 monitors the waterway and the river. And some of  
23 those facilities are very old and some that have been  
24 built in the last few years have had, although not any  
25 federal regulations, they deal with a lot of state and

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1 city, particularly at Boston University and  
2 Northeastern.

3 DR. SCHUETTE: You've mentioned these  
4 other facilities; in particular, boathouse row, which  
5 I think is what the waterfront is trying to achieve,  
6 that look and feel of uniform boathouses up and down  
7 the river. How large are those in comparison to the  
8 proposed facility?

9 MR. JOHNSON: Most of the boathouses on  
10 boathouse row are not as large. The boathouse that is  
11 actually two clubs that are joined is probably larger,  
12 and that's Vesper Boat Club and Malta. The rest of  
13 those facilities are smaller, and they are constrained  
14 on any additions because the other buildings are so  
15 close to them.

16 I think Malta/Vesper is one building but  
17 two clubs, is considerably larger. It has a third  
18 floor in it, a full third floor. But other than that,  
19 the rest are smaller.

20 DR. SCHUETTE: So it's taller in height as  
21 well as in span, in depth?

22 MR. JOHNSON: I'm not entirely sure how  
23 many bays there are in that combined facility. I  
24 think it's at least five. It might be more than five  
25 bays.

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1 DR. SCHUETTE: The other boathouses on  
2 boathouse row, are they a tenth the size of this  
3 structure, a fifth, half?

4 MR. JOHNSON: I haven't measured.

5 DR. SCHUETTE: Mr. Muse, you probably have  
6 a feel for sizes of boathouses.

7 MR. MUSE: We didn't measure those  
8 boathouses. On our tour, we looked for what we  
9 thought were the positive features of every area that  
10 we could take from it.

11 We do think that the best thing about  
12 boathouse row in Philadelphia is the collective  
13 quality of that many buildings together, which is what  
14 we are trying to achieve here in Georgetown.

15 There really is not a boathouse there per  
16 se that functions well as a boathouse today. They all  
17 are functionally challenged. So they are not the ones  
18 that we looked at in terms of coming into the program  
19 that we are looking for.

20 DR. SCHUETTE: My understanding was  
21 boathouse row was --

22 CHAIRPERSON MITTEN: Is this going to be a  
23 question?

24 DR. SCHUETTE: Yes.

25 CHAIRPERSON MITTEN: Okay. You have a way

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1 of leading into them that doesn't sound like a  
2 question.

3 DR. SCHUETTE: I'm new to this.

4 (Pause.)

5 DR. SCHUETTE: See, now look what you have  
6 done to me.

7 CHAIRPERSON MITTEN: You said "My  
8 understanding of."

9 DR. SCHUETTE: My understanding of  
10 boathouse row is that it is approximately 1,200 feet  
11 long with 9 to 10 boathouses there. Would you care  
12 to, then, take a guess as to the size of those  
13 boathouses relative to this structure, frontal span?

14 MS. GIORDANO: I think the witness has  
15 already indicated they haven't measured, and they just  
16 don't know.

17 DR. SCHUETTE: Then another logical  
18 question, you talked about this boathouse on the  
19 Potomac River and what it looks like. You showed a  
20 picture, and you have obviously done the analysis.  
21 What size is this boathouse compared to the other  
22 boathouses in the D.C. area?

23 MS. BLUMENTHAL: I think we have measured  
24 it as against Thompson's. It's about 50 feet longer  
25 than Thompson's and not as massive. It's 290 feet,

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1 and Thompson's is about 220, something like that. We  
2 can provide that exact answer. It is bigger but not  
3 by much.

4 CHAIRPERSON MITTEN: Is Thompson's the  
5 next biggest or is Thompson's currently the largest  
6 boathouse in D.C.?

7 MS. BLUMENTHAL: Yes. There are only two  
8 rowing boathouses in D.C. right now anyway: Potomac  
9 Boat Club and Thompson's.

10 DR. SCHUETTE: What about on the  
11 Anacostia?

12 MS. BLUMENTHAL: There is one garage that  
13 has been converted into a boathouse. It's not billed  
14 as a boathouse. It's a garage. There are only two  
15 boathouses billed as boathouses in the District of  
16 Columbia.

17 CHAIRPERSON MITTEN: If we could get the  
18 dimensions of Thompson's, I think that would be  
19 helpful.

20 MS. BLUMENTHAL: Certainly.

21 MR. MUSE: Just to add one thing to that,  
22 there are really two issues when you talk about size.  
23 One is the length, and one is the scale of it. So I  
24 think not just hearing the length but seeing the scale  
25 of the building, how it's not broken into parts, now

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1 it's not broken into three parts to break the scale  
2 down, makes a big difference.

3 DR. SCHUETTE: As a editorial comment, it  
4 also matters where it's located. Thompson's is down  
5 at Washington Harbor.

6 CHAIRPERSON MITTEN: I understand.

7 DR. SCHUETTE: I would recommend -- and I  
8 would provide the URL and submit if you'd like. The  
9 National Park Service did an excellent study on  
10 boathouses. And, in fact, the one that is described  
11 at --

12 CHAIRPERSON MITTEN: You'll need to submit  
13 that for the record if you want us to look at it.

14 MS. GIORDANO: I think this is testimony.

15 CHAIRPERSON MITTEN: Yes.

16 DR. SCHUETTE: Close.

17 CHAIRPERSON MITTEN: Any other questions  
18 there?

19 DR. SCHUETTE: I think I am questioned  
20 out, and I appreciate your indulgence.

21 CHAIRPERSON MITTEN: Okay. Thank you.

22 Mr. Mopsik for the Chesapeake and Ohio  
23 Canal Association.

24 MR. MOPSIK: Hopefully I won't have too  
25 many questions. One of the things that puzzled me

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1       tonight is do you consider the C&O Canal Park as a  
2       neighbor?

3               MR. BRANGMAN:   I would say we do consider  
4       the park as a neighbor, which is one of the reasons  
5       why we spent time with the C&O Canal Commission.

6               MR. MOPSIK:   When did you last contact the  
7       commission?

8               MR. BRANGMAN:   I believe we had some  
9       contact after our actual meeting presentation with  
10      them in order to follow up on some questions about the  
11      separation of the bike trail and our service lane. I  
12      would have to look back at our files to give you an  
13      actual date as to when that was.

14              MR. MOPSIK:   Well, the question I am  
15      really getting after is you said they had given  
16      approval, and I was wondering when that was. Do you  
17      have it on the record?

18              MS. BLUMENTHAL:   I can respond to one of  
19      them, but we will have to provide the date. In the  
20      1995 time frame, we got an affirmative approval of the  
21      land exchange. And there have been subsequent  
22      meetings with them on the design of the boathouse.  
23      But we would have to go and look and see what the  
24      dates were.

25              CHAIRPERSON   MITTEN:       Just for our

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1 clarification, has the -- what's it called again? I'm  
2 sorry?

3 MS. BLUMENTHAL: The C&O Canal National  
4 Historical Park Advisory Commission.

5 CHAIRPERSON MITTEN: Has that commission  
6 approved the plan, the project, this project?

7 MS. BLUMENTHAL: Yes.

8 MR. BRANGMAN: Yes, Madam Chair.  
9 Actually, there is a letter in the record of their  
10 comments relative to the plan as it was presented to  
11 them.

12 MR. MOPSIK: My question is, what was the  
13 date of that.

14 MR. BRANGMAN: It was in the Fall of 2001,  
15 but I don't have the exact date.

16 MR. MOPSIK: What drawings were shown to  
17 them?

18 MR. BRANGMAN: The same drawings that we  
19 are presenting this evening.

20 MR. MOPSIK: Well, I had a question on  
21 some of those drawings, like the one that is sitting  
22 over on the left. I assume the background is meant to  
23 be more or less correct.

24 CHAIRPERSON MITTEN: So you're referring  
25 to the aerial photograph?

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1 MR. MOPSIK: No, no, no, no, no. It's on  
2 the floor in front of --

3 CHAIRPERSON MITTEN: Can somebody please  
4 hold it up so that we can identify it for the record?

5 MR. BRANGMAN: These are the illustrative  
6 illustrations.

7 MR. MOPSIK: Were those the ones that were  
8 used?

9 MR. BRANGMAN: Yes.

10 MR. MOPSIK: Is that background meant to  
11 be correct?

12 MR. BRANGMAN: It's an illustrative  
13 illustration.

14 MR. JOHNSON: If I could add one thing to  
15 that? At the time of some of these drawings, the  
16 actual accurate survey was not complete. And so I  
17 believe the one on the floor, Bill, that the bank that  
18 goes up to the towpath I don't believe is at scale,  
19 correct scale.

20 CHAIRPERSON MITTEN: So the east  
21 elevation?

22 MR. JOHNSON: The bank, that slope. Well,  
23 I think the slope, the angle, wasn't that higher, we  
24 found, steeper? The survey had not been completed at  
25 the time that we did this. And so some of the

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1 accuracy of that background and, therefore, the  
2 background around the view that we were looking at  
3 before might not be correct.

4 MR. MOPSIK: What was the date of that  
5 drawing? Two thousand one? Thank you.

6 What considerations were made in the  
7 design vis-a-vis the view from the C&O Canal towpath?

8 MR. MUSE: We actually have photographs.  
9 Do you want to show those? We did look at it from  
10 that level, both in terms of the dense vegetation that  
11 you see but also in once again not making one building  
12 but breaking it into parts and having gaps between the  
13 parts to lower the scale to improve the view.

14 CHAIRPERSON MITTEN: The photographs  
15 you're showing us are a series of photographs taken  
16 across the canal looking at the towpath and beyond.  
17 Is that correct?

18 MR. MUSE: That is true.

19 MR. JOHNSON: There are views that are on  
20 the towpath itself and one from the eastern,  
21 approximately the eastern, end of the building looking  
22 west and the other one from the western end of the  
23 property looking back.

24 I took these when the question of vantage  
25 and view from the canal, the towpath was raised.

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1 Obviously this is a summer view, and it is different  
2 in the winter. But there isn't a lot of view of the  
3 river.

4 You're aware of glimpses of the river  
5 through the trees. You're aware in many places that  
6 the river is there, but you don't have a clear view.

7 I then went across. And you can see here  
8 the wall. I am on what little sidewalk there is  
9 beside Canal Road, besides the canal, and looking back  
10 at some of those same vantage points and straight  
11 ahead to try and show that there isn't much view  
12 through the trees in the summertime.

13 MR. MOPSIK: And what height does the  
14 building come to in those photographs?

15 MR. KIRWAN: The main roof in the center  
16 is 21 feet above the towpath. The low roofs of the  
17 two side wings are seven and a half feet above the  
18 towpath.

19 MR. MOPSIK: But you don't have any  
20 drawings of how these buildings would look from the  
21 canal, do you, no elevations?

22 MR. KIRWAN: No.

23 MR. MOPSIK: Have they ever been presented  
24 to anybody? Were they ever done?

25 MR. KIRWAN: We have elevations from the

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1 bicycle path but not from the canal. That has not  
2 been requested.

3 MR. MOPSIK: When you said there were no  
4 environmental impacts anywhere, did you consider any  
5 possible scenic or visual ones from the C&O Canal?

6 MS. BLUMENTHAL: I would say the Park  
7 Service absolutely considered that. The C&O Canal is  
8 185 miles long. This is a very tiny stretch of it.

9 And the property that Georgetown owns,  
10 which is further up the canal, if that were built on  
11 would have a far greater impact on the C&O Canal than  
12 at the urban edge of Georgetown.

13 We are just at the urban edge of  
14 Georgetown. The whole character of the canal changes  
15 here.

16 MR. MOPSIK: Were there any considerations  
17 of dropping the roof line to improve the sight lines  
18 from the canal?

19 MR. MUSE: No.

20 MR. MOPSIK: Thank you. I think I will  
21 end it at that point.

22 CHAIRPERSON MITTEN: Thank you.

23 Mr. Brooks?

24 Oh, Mr. Mopsik, I am going to need you to  
25 fill out the two witness cards and give them to the

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1 reporter.

2 MR. MOPSIK: Oh, I'm sorry.

3 CHAIRPERSON MITTEN: Okay. You need to  
4 give them to him. Thanks.

5 MR. BROOKS: Do I need to identify myself?

6 CHAIRPERSON MITTEN: That would help.

7 MR. BROOKS: My name is Ernie Brooks. I  
8 am the current chair of the Coalition for the Capital  
9 Crescent Trail. I have several questions, but since I  
10 hadn't expected to be allowed party status, my  
11 testimony will only be about five minutes. So maybe  
12 that will sort of offset.

13 CHAIRPERSON MITTEN: Well, as long as  
14 they're relevant questions, just ask as many as you  
15 need to.

16 MR. BROOKS: I did have a question for Ms.  
17 Blumenthal with regard to the Park Service acquisition  
18 of the Capital Crescent Trail. Do you know when the  
19 Park Service acquired the trail?

20 MS. BLUMENTHAL: Nineteen eighty-eight.

21 MR. BROOKS: Did they acquire that from  
22 CSX or from Kingdon Gould?

23 MS. BLUMENTHAL: It's a complicated story.  
24 CSX Railroad --

25 CHAIRPERSON MITTEN: Before you tell us

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1 the complicated story, I am going to ask Mr. Brooks  
2 what's the relevance.

3 MR. BROOKS: It may not matter. I will  
4 get that straightened out later. But I wasn't quite  
5 sure of the date. That's what I wanted to find out.

6 CHAIRPERSON MITTEN: Okay.

7 MR. BROOKS: Thank you.

8 CHAIRPERSON MITTEN: We would love to hear  
9 it but not this late.

10 MR. BROOKS: The next question is for  
11 Georgetown. How would the students access the  
12 proposed boathouse? Do they use those steps that come  
13 down sort of near the aqueduct?

14 MR. JOHNSON: There are several routes  
15 that one could use. I think it will depend on where  
16 they live, on or off campus. In and around Key  
17 Bridge, first you have to get across the canal.  
18 Presumably they would cross either coming down in the  
19 steps that we refer to as the exorcist steps,  
20 alongside the car barn, across the Whitehurst Freeway  
21 and down the concrete steps, and then either down the  
22 steps, the concrete steps, that are to the east of the  
23 Aqueduct Bridge or the wooden steps that are to the  
24 west or they can come down 34th Street, straight  
25 across the footbridge across the bridge there or if

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1 they live in this new campus facility, 780-bed, that  
2 will open this fall or they live up in Berleath, I  
3 wouldn't be surprised if they come through the tunnel  
4 and down the Capital Crescent Trail, the tunnel that  
5 is behind the three sisters.

6 MR. BROOKS: Okay. This would also be I  
7 think someone from Georgetown testified -- and I just  
8 wanted to make sure I had this correct. You indicated  
9 that the upstream parcel was a gift from CSX obtained  
10 in 1991? Is that correct?

11 MR. JOHNSON: I thought it was 1989. I'm  
12 not sure exactly.

13 MS. BLUMENTHAL: I think our dates are a  
14 little cockeyed.

15 CHAIRPERSON MITTEN: Did you need a  
16 precise date or approximate?

17 MR. BROOKS: I suppose the main thing I am  
18 interested in is the relative dates of when the Park  
19 Service acquired the right-of-way and when Georgetown  
20 acquired its parcel and its access over the  
21 right-of-way.

22 MS. BLUMENTHAL: I guess the best way to  
23 answer that is at the time the Park Service acquired  
24 the right-of-way from CSX, Georgetown already owned  
25 its parcel and its access.

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1 MR. BROOKS: Okay. But since you said  
2 they acquired it in '88 --

3 MS. BLUMENTHAL: Well, then I think we are  
4 mixed up on our dates.

5 MR. BROOKS: We need to get that straight.

6 MS. BLUMENTHAL: We will clarify the  
7 dates.

8 CHAIRPERSON MITTEN: Okay. We'll clarify  
9 that.

10 MR. BROOKS: Let's see. I believe in  
11 response to one of the questions from the panel or  
12 from the commission it was stated that the university  
13 would have a difficult time getting by with a smaller  
14 boathouse and with less in the way of facilities than  
15 what is included in the current design.

16 I also understood in that current design  
17 that the rowing tank would be 46 feet by 93 feet.  
18 That's a modular piece. Is that correct?

19 MR. MUSE: It's based on the size of the  
20 rowing stations, yes.

21 MR. BROOKS: Right. Okay. And that the  
22 exercise room is 40 feet by 72 feet?

23 MR. MUSE: Yes, that's correct.

24 MR. BROOKS: And, Ms. Blumenthal, I assume  
25 you would know this. The upstream parcel is 45 feet

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1 by 1,067 feet?

2 MS. BLUMENTHAL: Approximately.

3 MR. BROOKS: So, then, neither of those  
4 items would have fit in a boathouse built upstream.

5 MS. BLUMENTHAL: Well, every project is  
6 designed for the property that it sits on. This  
7 particular design would not fit on that property, but  
8 a boathouse of a different size and different  
9 dimension certainly could fit on the property. It  
10 would have to be a longitudinal design, rather than a  
11 wide design. And it would have to be loaded. But  
12 it's certainly an acre of property that is capable of  
13 supporting a boathouse or boathouses.

14 MR. BROOKS: But it was stated that all  
15 the facilities needed to be there. And a 46 by  
16 93-foot rowing tank doesn't fit on a 45 --

17 MR. JOHNSON: I think the dimensions --  
18 and we have talked about looking this up. I think  
19 it's 52 feet wide by some 1,000-some feet long.  
20 Because it's commercial, we were told we could build  
21 right to the property line.

22 We weren't talking about what the rowing  
23 tank is. A rowing tank could be configured  
24 differently. In this case, a 24-person tank could be  
25 longer and not as wide if we wanted to have it

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1 configured differently. It would fit. We could make  
2 a tank fit in the property we had up there.

3 MR. BROOKS: Okay. I do have the survey,  
4 the CSX survey, and it's 45 feet by 1,066 feet. That  
5 is the actual dimension.

6 It was stated that the wings on the  
7 proposed boathouse are the same height as the  
8 Washington Canoe Club. I just wanted to clarify. Are  
9 they the same height as the roof line of the canoe  
10 club or the cupola on the canoe club?

11 MR. MUSE: Actually, we didn't say that  
12 the wings were the same height.

13 MR. BROOKS: Oh, I'm sorry.

14 MR. MUSE: We said that the wings were the  
15 first step down, and they step down to 41 feet. The  
16 height of the entry, which steps down to 32 feet, that  
17 matches the height of the Washington Canoe Club.

18 MR. BROOKS: But is it the height of the  
19 roof line or the cupola?

20 MR. MUSE: The ridge.

21 MR. BROOKS: The ridge is the --

22 MR. MUSE: The top of the roof.

23 MR. BROOKS: -- top of the roof line?  
24 Okay. Thank you.

25 CHAIRPERSON MITTEN: Could you repeat

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1       that?     I didn't quite get the last statement.  
2       Thirty-two feet is what relative to --

3               MR. MUSE:     It might be helpful if Bill  
4       points as I do this.     There are two steps on that  
5       side.     The other elevation is probably helpful.

6               CHAIRPERSON MITTEN:     And the height of --

7               MR. MUSE:     We start at 54 feet at the  
8       height of the ridge.     And, once again, when it was  
9       mentioned before that the height of that building was  
10      54 feet, that's the ridge, just the ridge line.     It  
11      slopes down from there.

12              CHAIRPERSON MITTEN:     I understand.

13              MR. MUSE:     We go to 41 feet.     And that's  
14      the height, the ridge height, of those wings.     And  
15      then we step down again at the entry, the third step.  
16      And that's 32 feet.     And that's the height of the  
17      Washington Canoe Club.

18              CHAIRPERSON MITTEN:     In response to Mr.  
19      Brooks' question, that's the roof line of the canoe  
20      club?

21              MR. MUSE:     Yes.     That's the top of the  
22      roof.

23              CHAIRPERSON MITTEN:     Okay.     Thank you.  
24      That's the part I missed.     Thanks.

25              MR. BROOKS:     Let's see.     I'm sorry.     I

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1 don't remember his last name but Bill with the --

2 CHAIRPERSON MITTEN: Mr. Kirwan.

3 MR. BROOKS: Thank you.

4 You mentioned when talking about the  
5 access trail going into the new boathouse and being  
6 parallel with the Capital Crescent Trail that it was  
7 designed in consultation with the National Park  
8 Service. I believe you said the Capital Crescent  
9 Trail Commission. I'm not sure.

10 MR. KIRWAN: The Canal Commission, the C&O  
11 Canal Commission.

12 MR. BROOKS: Oh, I just wanted to make  
13 sure that you didn't mean it was with the Capital  
14 Crescent Trail Coalition.

15 MR. KIRWAN: No. Canal Commission.

16 MR. BROOKS: Right. Thank you. The EA  
17 that was done in 1995, did it anticipate the  
18 possibility of retaining walls being needed on the  
19 embankment of the C&O Canal for the shifted-over  
20 Capital Crescent Trail?

21 MS. BLUMENTHAL: The 1995 environmental  
22 assessment was not done on the design of a building.  
23 It was done on the basis of the natural and cultural  
24 values of two parcels with no improvements on them  
25 because at that point in time, there were no

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1 improvements. In other words, it was on the basis of  
2 a land exchange.

3 MR. BROOKS: So that hasn't been studied  
4 under environmental considerations, what impact that  
5 could have on the canal?

6 MS. BLUMENTHAL: Wait. What is the  
7 question again? The retaining wall?

8 MR. BROOKS: Yes. When the trail is  
9 shifted as far to the north as it can possibly be  
10 shifted to accommodate the new entranceway, the only  
11 way you can get it shifted far enough over to get the  
12 width that your landscape architect showed on his  
13 plans would be in some sections, you will have to cut  
14 into that, the embankment for the slope of the Capital  
15 Crescent Trail.

16 MR. BRANGMAN: That is not true. There is  
17 no proposal in our design right now to include any  
18 retaining walls because any cut that is done into the  
19 hill is not sufficient enough to require retaining  
20 walls.

21 MS. BLUMENTHAL: Additionally, the  
22 right-of-way is 30 feet wide. They're talking about a  
23 ten-foot-wide bike trail and a ten-foot-wide access  
24 road. That leaves ten feet on either side.

25 MR. BROOKS: The landscape architect

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1 drawing that Mr. Johnson showed me, you're only  
2 allowing 25 feet for the combined Capital Crescent  
3 Trail and the entranceway because there are a couple  
4 of points where that is all the width you have.

5 CHAIRPERSON MITTEN: Can I just interrupt  
6 a second and just follow up on one comment that Ms.  
7 Blumenthal made, which is you said that the  
8 environmental assessment that was performed in 1995  
9 didn't reflect the design of any particular building.  
10 It was absent buildings. Is that correct?

11 MS. BLUMENTHAL: That's correct. It was  
12 on the concept of a land exchange of two parcels of  
13 land on the basis of their relative cultural and  
14 natural value, their value as wetlands, their  
15 relationship to the palisades and the park and the C&O  
16 Canal.

17 CHAIRPERSON MITTEN: Was that the  
18 environmental assessment that gave rise to the finding  
19 of no significant impact?

20 MS. BLUMENTHAL: As far as a land exchange  
21 itself was concerned, yes.

22 CHAIRPERSON MITTEN: So as it stands right  
23 now relative to this project, there has not been a  
24 finding of no significant impact relative to this  
25 project. Is that correct?

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1 MS. BLUMENTHAL: To the design of a  
2 boathouse, to the boathouse itself?

3 CHAIRPERSON MITTEN: Yes.

4 MS. BLUMENTHAL: No.

5 CHAIRPERSON MITTEN: Okay. Go ahead, Mr.  
6 Brooks. Sorry for the interruption.

7 MR. BROOKS: Oh, that's all right. When  
8 talking about the new entrance road, I just wanted to  
9 make sure I understood this. I believe someone said  
10 that people -- and I guess that would be crews from  
11 other universities, people coming to the boathouse to  
12 witness a race or to just participate in whatever  
13 happens at a race would be shuttled to the boathouse  
14 along this new entrance road.

15 MR. BRANGMAN: No, no. We did talk about  
16 shuttling teams and shuttling spectators from the  
17 campus down to the boathouse. They would not be --  
18 buses would not run all the way to the boathouse.  
19 Buses would run to the end of Water Street and would  
20 turn around at that point and then head back to the  
21 campus.

22 MR. JOHNSON: I think, just for further  
23 clarification there, the university has stated that  
24 they're in support of an agreement that if there is a  
25 need, people could park on campus and be shuttled down

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1 to the site, whether that be a spectator or whatever.

2 Most events should not require that  
3 because people who are watching the event we would  
4 presume would go down to the finish line, would not  
5 need that access to the boathouse. But the parking is  
6 available on campus.

7 It's a ten-minute walk headed through the  
8 tunnel stairs to this site. If someone wanted to  
9 walk, they could. If someone wanted to ride in a  
10 shuttle, the university would provide it.

11 I don't think there will be very many  
12 times, if any, that we would need to provide shuttle  
13 service for people for an event at the boathouse.

14 MR. BROOKS: But, in any event, they would  
15 not be shuttled past Water Street?

16 MR. JOHNSON: A bus would not need to come  
17 up there at any point. That's correct.

18 MR. BROOKS: I mean, I --

19 MR. JOHNSON: For a shell trailer to come  
20 up to unload will fit, will work, will take up the  
21 space we have. No. A bus, there's no need. People  
22 can walk that distance. You know, if it was a car  
23 with people and there was some reason to drive all the  
24 way up, they could do that.

25 MR. BROOKS: So it doesn't sound like it

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1 would be possible to have some sort of a statement put  
2 into the record that no vehicles taking people to the  
3 boat site would be allowed on the entrance road. We  
4 would like to see that.

5 MR. JOHNSON: The whole purpose of  
6 separating the bike trail from our service road is so  
7 that we do not have to interfere with the bike trail,  
8 whether that is a delivery, a cleanup, or some other  
9 vehicle coming in and out.

10 Beyond that, I am not sure. I don't know  
11 what else we need to state.

12 MR. BROOKS: Actually, you answered that  
13 one. I could be down to my last question here. Mr.  
14 Gross mentioned that the grassy area that's on the  
15 eastern edge of this parcel would remain intact and  
16 the views of Key Bridge and the river that you get  
17 from the Capital Crescent Trail would be maintained.

18 I have to say from my understanding of the  
19 siting of the building, that's not how I understood  
20 it. And so I wondered if any of the representatives  
21 from GU could possibly meet one of the representatives  
22 from the coalition out at the site and help us see  
23 where the building is going before the --

24 MR. JOHNSON: Absolutely, absolutely.

25 MR. BROOKS: Would that be all right?

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1 MR. JOHNSON: Absolutely. Well, I'll talk  
2 to you about that.

3 MR. BROOKS: I think that is it for me.

4 CHAIRPERSON MITTEN: Okay. Thank you, Mr.  
5 Brooks.

6 MR. BROOKS: Thank you.

7 CHAIRPERSON MITTEN: I think that I was a  
8 little overly optimistic when I thought we would get  
9 through the Office of Planning report tonight with  
10 cross-examination.

11 So I think what we will do is we will run  
12 down the list of additional submissions that we need  
13 to see. The first order will be all of the various  
14 exhibits that have been on the easels tonight because  
15 we have very few, if any, of those in the record so  
16 far.

17 Mr. Hood, you had asked about some views.

18 We are going to get those, the straight-on view from  
19 the river. Were there any other views that you  
20 wanted?

21 VICE CHAIRPERSON HOOD: The only other  
22 view, Madam Chair, I would like to see a view from  
23 behind it. I don't know whether that's coming from  
24 Crescent Trail or from Canal Road. I would just like  
25 to see from behind the boathouse.

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1 MR. JOHNSON: I'm sorry? From behind?  
2 From Capital Crescent Trail?

3 VICE CHAIRPERSON HOOD: From either the  
4 Crescent Trail or Canal Road. I'm not sure which one  
5 I --

6 MR. JOHNSON: Well, the photographs that  
7 are there --

8 VICE CHAIRPERSON HOOD: Do you have it?

9 MR. JOHNSON: -- are from the towpath on  
10 the canal and from Canal Road. I have additional  
11 photographs.

12 CHAIRPERSON MITTEN: Can you give us a  
13 rendering that would show --

14 MR. JOHNSON: What you would see through  
15 the trees?

16 CHAIRPERSON MITTEN: Well, I think Mr.  
17 Hood wants to know what it would look like if you were  
18 on the Capital Crescent Trail.

19 MR. JOHNSON: Not a photograph but a  
20 drawing of the building?

21 VICE CHAIRPERSON HOOD: Right, right.

22 MR. JOHNSON: Okay.

23 VICE CHAIRPERSON HOOD: The boathouse, how  
24 I would see it if I'm on the trail.

25 MR. JOHNSON: Right. I think --

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1 VICE CHAIRPERSON HOOD: Do you have  
2 something that would satisfy it?

3 MR. JOHNSON: The point of those pictures  
4 was to show you that if you were looking from the  
5 canal without trying to peer through, you aren't going  
6 to see anything except leaves.

7 CHAIRPERSON MITTEN: But I think that's  
8 the towpath. This is the trail that will be --

9 MR. JOHNSON: No. The purpose of the  
10 pictures --

11 CHAIRPERSON MITTEN: I understand the  
12 purpose of the pictures. I think I am just trying to  
13 connect with what Mr. Hood wants, which is the trail.

14 VICE CHAIRPERSON HOOD: Madam Chair, while  
15 he's doing that, we are going to have smaller sized  
16 pictures of --

17 MR. JOHNSON: Actually, we have a drawing  
18 from the trail.

19 CHAIRPERSON MITTEN: You have a drawing  
20 from the trail? Oh, okay. They've been holding out  
21 on us.

22 MR. JOHNSON: No. Actually, I think it's  
23 been up there the whole time.

24 CHAIRPERSON MITTEN: That's what you would  
25 see?

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1 MR. JOHNSON: Yes.

2 CHAIRPERSON MITTEN: Okay.

3 VICE CHAIRPERSON HOOD: That's what I  
4 would see from the trail?

5 MR. JOHNSON: That's the elevation on the  
6 trail.

7 CHAIRPERSON MITTEN: So there's nothing.  
8 There's no landscaping. It's just right there. I  
9 guess that's what --

10 MR. MUSE: Yes, that's the elevation, the  
11 architectural elevation. If you would like us to  
12 render that with the landscape from the west side,  
13 yes, we can do that.

14 CHAIRPERSON MITTEN: I think that would be  
15 helpful just so that we know --

16 MR. MUSE: That's fine.

17 CHAIRPERSON MITTEN: Okay. A user is  
18 going to see the full elevation.

19 MR. MUSE: We can draw a perspective  
20 drawing coming down the trail and show what it looks  
21 like from this side.

22 CHAIRPERSON MITTEN: Good.

23 VICE CHAIRPERSON HOOD: Madam Chair, are  
24 we going to get our own copies, like this?

25 CHAIRPERSON MITTEN: Of all of this?

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1 VICE CHAIRPERSON HOOD: Right.

2 CHAIRPERSON MITTEN: Yes, they will submit  
3 those for the record.

4 VICE CHAIRPERSON HOOD: I like to sit and  
5 look at it when I am reading.

6 CHAIRPERSON MITTEN: I agree. But you're  
7 going to have to submit those photographs for the  
8 record. Okay. And then we were going to get some  
9 dimensions of Thompson's boathouse. And one of the  
10 earlier questions was regarding the setback. So if  
11 you could include the setback from the water on that  
12 one?

13 Mr. Muse had mentioned that there is a  
14 proposal or you are considering landscaping the area  
15 between the boathouse and the Washington Canoe Club,  
16 but we don't have a landscape plan that shows that.  
17 So if that is part of your proposal -- at least not  
18 that I am aware of. So if that is part of the  
19 proposal, we should have a landscape plan that shows  
20 that.

21 And then Mr. May had asked for a drawing  
22 that would illustrate how the zoning height  
23 measurement was made.

24 COMMISSIONER MAY: I think that can just  
25 be done with existing drawings, just putting in those

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1 dimensions, the dimension strings, and the sections or  
2 something.

3 CHAIRPERSON MITTEN: Okay.

4 MR. BRANGMAN: Madam Chair?

5 CHAIRPERSON MITTEN: Yes, sir?

6 MR. BRANGMAN: Just as a point of  
7 clarification, there is a landscape plan in the set  
8 that was submitted. But I am wondering if --

9 CHAIRPERSON MITTEN: Tell me which drawing  
10 numbers.

11 MR. BRANGMAN: It's L-1.1. But I'm  
12 wondering --

13 CHAIRPERSON MITTEN: When were those  
14 submitted? I don't have that in my package.

15 MR. BRANGMAN: You don't?

16 CHAIRPERSON MITTEN: No.

17 MR. BRANGMAN: All right.

18 CHAIRPERSON MITTEN: It's not in this set,  
19 not in this set. I don't have an L drawing in there.

20 MR. BRANGMAN: There should be.

21 CHAIRPERSON MITTEN: You know what? I  
22 misspoke. I found it.

23 MR. BRANGMAN: Okay. Also, I'm sensing  
24 that the Commission is interested in having the  
25 rendered versions of these plans as well?

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1 CHAIRPERSON MITTEN: That would be great.

2 MR. BRANGMAN: We can get copies of these  
3 made --

4 CHAIRPERSON MITTEN: That would be great.

5 MR. BRANGMAN: -- so that they could be  
6 included with many steps.

7 CHAIRPERSON MITTEN: Thank you.

8 MS. BLUMENTHAL: Was I to understand that  
9 there was a request for a list of boathouses in  
10 national parks from Mr. Schuette?

11 CHAIRPERSON MITTEN: I don't recall that.

12 MS. BLUMENTHAL: A list of boathouses in  
13 national parks?

14 CHAIRPERSON MITTEN: If you would like to  
15 share that with Mr. Schuette, that's fine. I don't  
16 know that the Commission is --

17 MS. BLUMENTHAL: Including the Washington  
18 Canoe Club, which is in a national park.

19 CHAIRPERSON MITTEN: Okay. Anything else  
20 that the Commission would like to see, Mr. May, Mr.  
21 Hood, Mr. Hannaham? Anything else that I forgot, Mr.  
22 Bastida?

23 VICE CHAIRPERSON HOOD: Madam Chair, I am  
24 going back to this L-1.1. So are you saying that that  
25 satisfies what I asked for? Is that what you're

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1 saying?

2 CHAIRPERSON MITTEN: No, no, no, no.

3 VICE CHAIRPERSON HOOD: Okay. Because I  
4 was going to say it doesn't to me.

5 CHAIRPERSON MITTEN: No. That was on to  
6 another.

7 MS. SANCHEZ: I just had a couple of other  
8 things, Chairman Mitten. I don't know if you guys  
9 still want these, but for the applicant to address the  
10 issue of the public using the facility as far as the  
11 parking issue, they were going to address that.

12 CHAIRPERSON MITTEN: Right. Well, if they  
13 want to respond to it, they'll submit something.

14 MS. SANCHEZ: Okay. And a reconfiguration  
15 of K Street, what's it going to look like. I believe  
16 the National Park --

17 CHAIRPERSON MITTEN: Yes.

18 MS. SANCHEZ: -- Service was going to  
19 provide something, even if it was in the early stages.

20 MS. BLUMENTHAL: I would ask you if you  
21 could ask that question in a different way. We are in  
22 very early conversations --

23 CHAIRPERSON MITTEN: What can you respond  
24 to?

25 MS. BLUMENTHAL: Well, let me tell you

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1 what I can respond to you. Then maybe you could ask  
2 it in a different way. There is a schematic, a hatch  
3 line sort of drawing that was done in 1987. Our park  
4 plan shows a turnaround, which we will be submitting  
5 for the record tonight, shows a turnaround directly  
6 under Key Bridge. Our designers are convinced that  
7 you within the arch of Key Bridge could turn a fire  
8 truck around.

9 DDOT has gone through the process but not  
10 given a notice to proceed to a contractor that will  
11 actually be doing the design of that roadway. So we  
12 are not going to be able to be particularly specific  
13 or give you drawings and renderings.

14 CHAIRPERSON MITTEN: So this is a park  
15 plan that shows --

16 MS. BLUMENTHAL: Yes.

17 CHAIRPERSON MITTEN: Okay. Then if you  
18 would do that, that would be great.

19 MS. BLUMENTHAL: I can do that.

20 CHAIRPERSON MITTEN: Is that all that you  
21 have?

22 MS. SANCHEZ: A couple of more things just  
23 to make sure. Configuration of the fence access at  
24 the Aqueduct Bridge, I believe it was.

25 CHAIRPERSON MITTEN: Yes. I don't think

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1 we need that.

2 MS. SANCHEZ: The size of the new  
3 facility, what is it in comparison to Thompson's.

4 CHAIRPERSON MITTEN: We're trying to get  
5 the dimensions on Thompson's.

6 MS. SANCHEZ: And show Thompson's boat  
7 facility versus their need for the 80-foot center, the  
8 new building.

9 CHAIRPERSON MITTEN: I'm sorry. Say the  
10 last thing again.

11 MS. SANCHEZ: To show the Thompson's boat  
12 facility. Someone requested or brought up, I believe,  
13 may have been Mr. Schuette, the center of the new  
14 building was 80 feet, I believe, one of the dimensions  
15 was 80 feet. And he wanted to know why that was  
16 needed in comparison to what Thompson's has right now.

17 CHAIRPERSON MITTEN: If the applicant  
18 wants to submit something to us, that's their option.

19 MS. SANCHEZ: One other thing was just to  
20 clarify the dates of acquisition on the property  
21 Georgetown owns or is exchanging.

22 CHAIRPERSON MITTEN: I would just say that  
23 if you would cooperate with Mr. Brooks in trying to  
24 get those dates.

25 And I would like to ask -- yes, sir?

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1 SECRETARY BASTIDA: I think that there is  
2 another small point. There is another minor point,  
3 the Thompson's boathouse capacity versus the  
4 Georgetown University capacity, the proposed.

5 CHAIRPERSON MITTEN: I had asked about the  
6 number of different kinds of shells that could be  
7 stored. And Mr. Johnson responded to that.

8 SECRETARY BASTIDA: Okay. Thank you.

9 CHAIRPERSON MITTEN: Thank you.

10 I would like to ask the Office of  
11 Planning. There are references made in your report,  
12 just so we'll have the record complete when we come  
13 back together, that the Housing and Community  
14 Development had indicated their support. We don't  
15 have a report from them. Parks and Rec supports the  
16 application. We don't have a report from them. MPD  
17 and WASA also indicated either their support or no  
18 opposition. And we don't have reports from them.

19 I would ask you to use whatever influence  
20 you have on DDOT to get them to weigh in on the  
21 parking plan, if you would, please. Thank you.

22 Anything else? Anybody not clear about  
23 what we're doing?

24 (No response.)

25 CHAIRPERSON MITTEN: We will have some

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1 additional submissions. We will reconvene on  
2 Thursday, June 5th, 6:30, and will hold a good thought  
3 that we will finish that night.

4 (Whereupon, at 10:53 p.m., the foregoing  
5 matter was recessed, to reconvene at 6:30  
6 p.m. on Thursday, June 5, 2003.)  
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